

Affordable HOUSING Study

Preliminary Data Report

September, 2013

(Updated January, 2013)



ARLINGTON
VIRGINIA

The Arlington Affordable Housing Study

The Affordable Housing Study's purpose is to create a shared community vision of Arlington's housing affordability policies as a key component of our community sustainability. The components of this study include community engagement; a housing needs survey; an assessment of current program approaches to housing needs in Arlington; a review of best practices from other areas; and an evaluation of current adopted principles, goals, and targets with revision of existing ones and/or additions. These new and revised principles, goals, targets, and strategies will provide the basis for an Affordable Housing Element of Arlington's Comprehensive Plan that reflects current and projected demographics and housing market.

Purpose of the Report

This Preliminary Data Report compiles existing information, and provides a context for housing affordability within the Arlington community. Population, household and employment statistics are included, in addition to information related to the housing market and the County's housing programs.

There are still areas that lack sufficient information to determine housing need for specific segments of the population. As part of the Affordable Housing Study, Arlington will conduct a housing survey to obtain more in-depth information on the housing needs of the community; will assess current housing programs; and will conduct a housing needs analysis which will more clearly identify the community's current and projected housing needs. The survey, assessment and analysis will form a basis for creating a new Affordable Housing Element of the County's Comprehensive Plan.

Population

As of January 2013, the population of Arlington was estimated to be 212,900 persons. During the ten-year period from 2000 to 2010, Arlington added an additional 18,174 persons to the population, an increase of 9.6 percent (or at an annual growth rate of 0.92). In the same ten-year period, the Metropolitan Washington region grew by 15.1 percent (or 1.42 annually). By 2040 Arlington's population is forecasted to increase by 33 percent to 276,100 persons, while the forecasted population increase for Northern Virginia is 39.6%.

Viewing Arlington's population compared to the greater Metropolitan Washington Region, it is striking to note the difference in the age distribution of the population. Arlington has a significantly greater proportion of its population in the 25 to 34 year-old age range and a lower proportion of school aged (5-19 years) children.

Racial and Ethnic Diversity

During the period from 2000 to 2010, Arlington's Hispanic/Latino population declined by 11 percent, while the Hispanic/Latino population in the region overall increased by 75.2 percent. However, the persons of Hispanic/Latino origin represent 15.1 percent of Arlington's population which is comparable to most neighboring jurisdictions and slightly higher than this population's regional share. During the same period, the share of Arlington's non-Hispanic white population increased by 3.6 percentage points making up 64 percent of the population in 2010.

Disabled Population

The needs of Arlington’s disabled population are of particular interest as the special housing needs for this group need to be taken into consideration. The population of Arlington residents with a disability is estimated to be 10,265 persons. This represents 5 percent of the total population, and includes hearing, vision, cognitive, ambulatory and self-care difficulties. The Affordable Housing Study, through a housing needs survey, will better identify the needs of persons with various disabilities in the Arlington community.

Household Characteristics

As of January 2013 Arlington had an estimated 100,400 households, an increase of 14,048 households over 2000. The average household size was 2.16 persons. Compared to the Metropolitan Washington Region, Arlington had a greater share of 2, 3, and 4-person households; and fewer 1-person households and fewer 5 or more person households. Single parent households also represented a significantly smaller share of the household types than in the Metropolitan Region.

The median household income for Arlington County was \$99,651 in 2011. Median household incomes vary widely by the race of the householder. For white (non-Hispanic/Latino) households the estimated median income in 2011 was \$115,045 while the median household income for black/African American households was \$58,479, \$60,210 for Latino households and \$83,135 for Asian householdsⁱ.

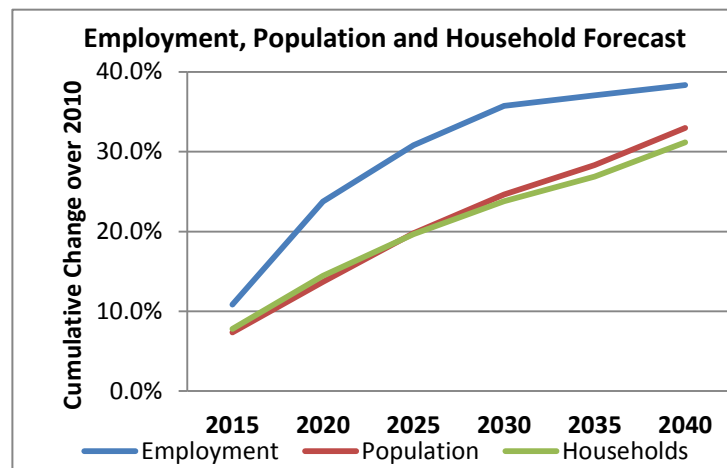
Household Income and Race	
Race of Householder	Median Income
Black	\$58,479
Latino/Hispanic	\$60,210
Asian	\$83,135
White (not L/H)	\$115,045

Employment

Arlington County is a job center for the region and is a net importer of workers, with 226,700 jobs located in the County and a total civilian labor force residing in Arlington County of 138,505. According to the American Community Survey less than a third of Arlington’s workforce (workers who are residents of Arlington) work within the County; a greater number work in the District of Columbia. The three top places of origin for persons working in Arlington County are Fairfax County (48,242), Prince Georges County (16,082), and the District of Columbia (13,205). [Section 3-C]

Over the next 27 years Arlington is forecasted to add another 82,130 jobs. Growth in employment leads to growth in population as more workers migrate towards new jobs. This in turn increases the need and demand for housing. As employment growth continues to outpace household growth (households is equal to all of the housing stock less vacancies), demand for housing is expected to increase, creating a tighter housing market. The Metropolitan Washington Council of Governments forecasts increases in employment, population and households from 2010 to 2040 for Arlington County as follows:

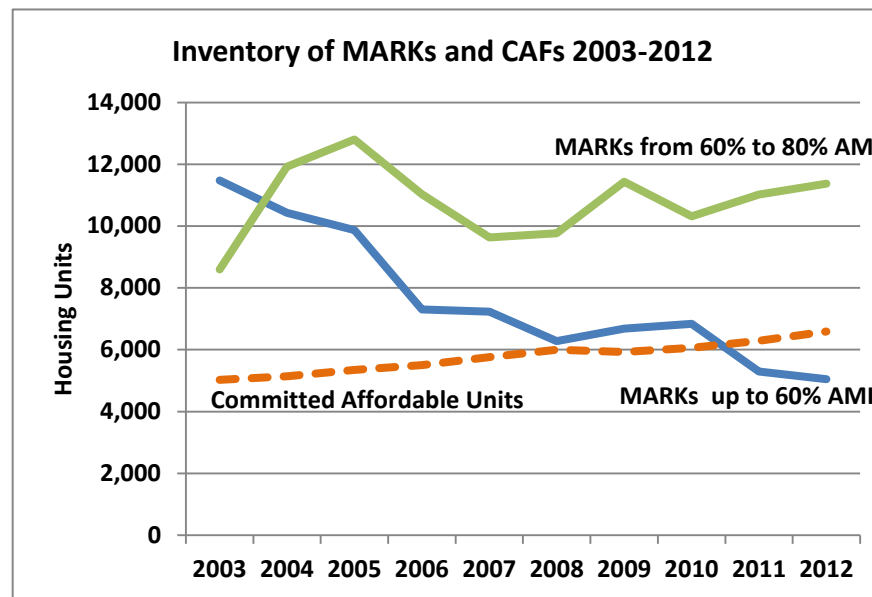
- Employment 38.3%
- Population 33.0%
- Households 31.2%



Housing Market - Rental

Arlington’s housing stock increased by 17,574 units from 2000 to January 2013, an increase of 19.4 percent, bringing the total number of housing units in the County to 108,000. The increase in the housing stock was primarily in multi-family housing (new apartments and condominiums with more than 3 units) representing 92.3 percent of the increase in housing, or 16,227 units.

A community’s supply of affordable¹ rental housing comes from both the private, non-profit and public sector’s investments in rental property. When affordable housing is held by private investors without any governmental restrictions with regard to the rents or income limits for tenants they are called Market Rate Affordable or MARKs. The other source of affordable housing is Committed Affordable housing, or CAFs. CAFs are housing units that have legally binding agreements with the federal, state, or County Government to remain affordable to low and moderate income households² for a specified period of time; or wholly owned by nonprofits. Tenants must be within established income limits in order to rent a Committed Affordable housing unit.



Over the last ten years Arlington has lost over half of its inventory of 60% AMI MARKs while the number of CAFs and the inventory of 80% (moderate income) marks has increased. The net loss of MARKs from 2000 to 2012 can be attributed to the following causes:

Rent increase	5,014	43.4%
Preserved as CAF	1,948	16.9%
Substantial renovation (with resulting rent increases)	1,419	12.3%
Redevelopment (demolition for new construction)	1,367	11.8%
Conversion to condominiums	1,218	10.8%
CAF Redevelopment	581	5.0%
Total net loss of MARKS 2000-2011	11,547	

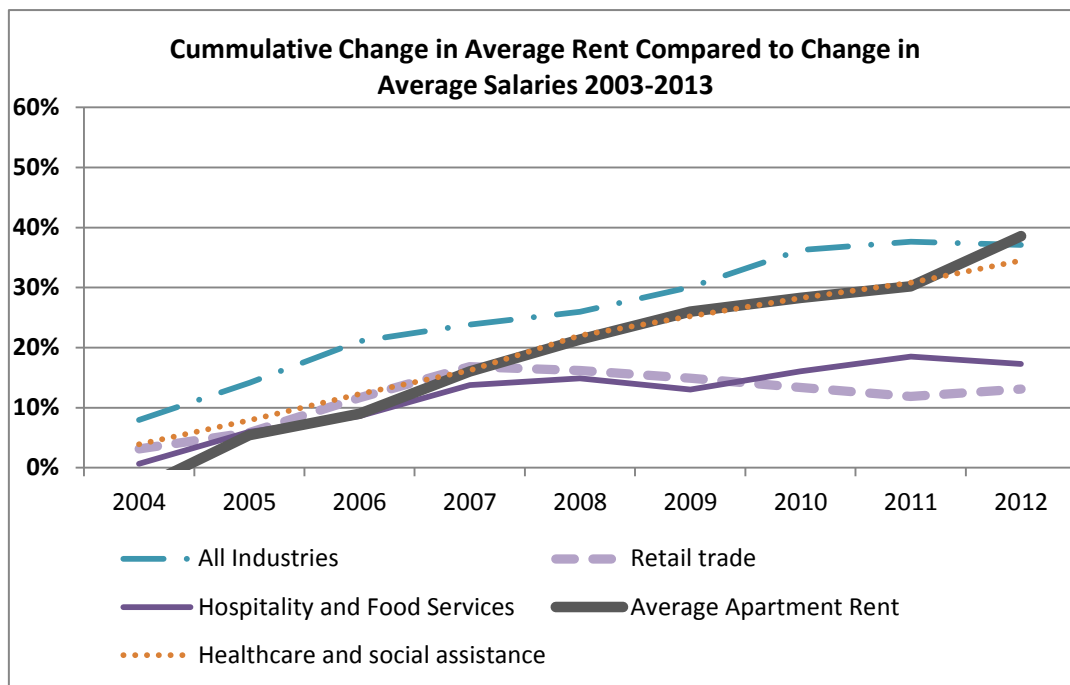
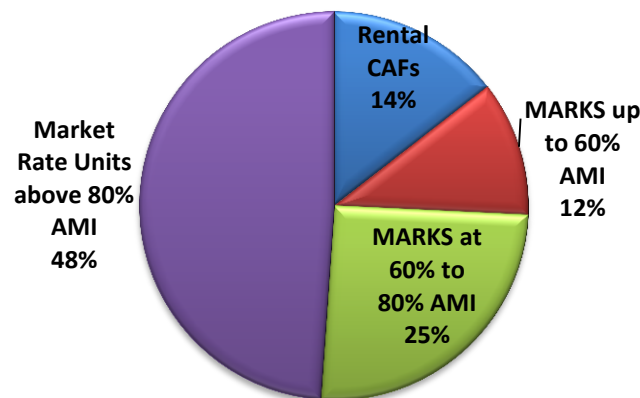
¹ **Affordable** is defined as rent that is no more than 30% of a household’s income.

² A **low-income** household has an income below 60 percent of the area median income (AMI) adjusted for family size.

A **moderate-income** household has an income above 60 percent AMI and below 80 percent AMI adjusted for family size.

Arlington had **6,622 Committed Affordable Housing units (CAFs)** as of June 30, 2013. Committed Affordable Units make up 14 percent of the rental stock in the County. From 2000 to 2013 Arlington has added 2,981 CAFs to the housing inventory, an increase of 82 percent. At the same time that Arlington has been increasing the number of CAFs, the County has also pursued longer affordability restrictions (up to 60 years), ensuring the long term affordability of these apartments. As part of the overall housing inventory, CAFs play an important role in ensuring that households of all income levels can live in Arlington. The affordability mix of all apartments in Arlington as of 2012 is illustrated in the chart to the right.

2012 Breakdown of Rental Housing (Apartments)



Average apartment rents in Arlington have steadily increased over the past ten years and have tracked fairly close to average salaries with the exception of the change from 2011 to 2012. In 2012 the average rent jumped 13 percent outpacing salary growth. Over the ten-year period 2012-2013 average rent increased 47 percent while the average salary increased 37 percent. For lower income employment sectors (such as retail, hospitality and food services) average salaries have not kept pace with the increase in average rents, contributing to an affordability gap between rent and income.

As in many communities throughout the country, a significant number of renter households in Arlington are rent burdened. Rent burden is defined as a household paying more than 30 percent of its income towards housing. In 2011, 39.5 percent of renter households paid more than 30 percent of their income in rent, and 32.8 percent paid more than 35 percent of their income in rent. This is significantly lower than the national rent burden rate of 53.4 percentⁱⁱ.

Housing Market - For Sale/Ownership

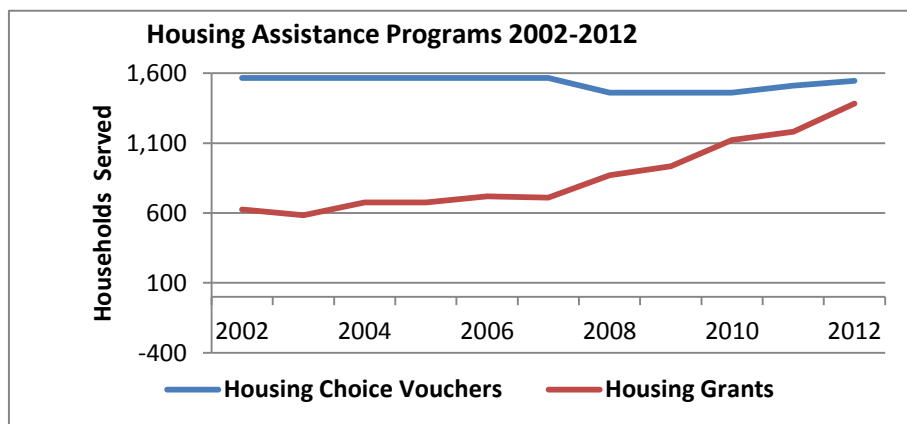
The other component of the housing market is “for-sale” housing. The median sale price for a single family home in 2012 was \$690,000 according to the Arlington County Department of Real Estate Assessments. For the same period the median price for condominium properties was \$372,000.

According to the U.S. Census, the homeownership rate in Arlington increased from 43.3 percent in 2000 to 46.6 percent in 2011. Although substantially lower than the homeownership rates for inner suburban and outer suburban Counties in the Metropolitan Washington Region [Section 5-A] which range from 64 to 71 percent, the rate is comparable with the other central jurisdictions of Alexandria (45 percent) and the District of Columbia (42.8 percent). The homeownership rate for Arlington is in the middle range when compared to other cities throughout the country. [Section 5-B]

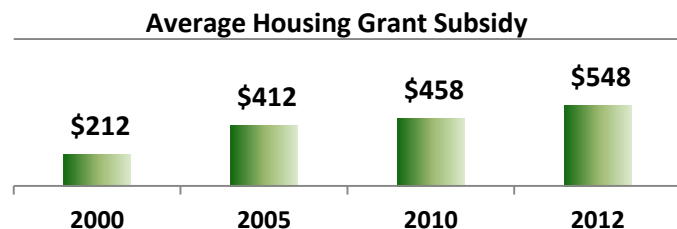
Arlington has a program to assist moderate income (up to 80% of Area Median Income) households to purchase homes. The price limit for homes purchased with this program is \$362,790 (established by HUD). Of the 448 homes listed for sale in Arlington on June 10, 2013, only 105 were listed at or below the price limit for Arlington County’s Moderate Income Purchase Assistance Program (MIPAP); 97 of these were condominiums or cooperatives.

Housing Assistance

Arlington provides housing assistance directly to qualified low-income households through the Housing Choice Voucher Program and the Housing Grants Program. The Housing Choice Voucher Program (formerly known as Section 8) is a federal program of the U.S. Department of Housing and Urban Development, administered locally through Arlington’s Department of Human Services. The locally funded Housing Grant Program is targeted to working families with minor children; people with disabilities; or residents age 65 or older.



With the Housing Choice Voucher Program, households pay 30 percent of their income towards rent; the average annual family income for program participants is \$17,506. The Housing Grants Program requires households to pay 40 percent of their income towards rent while the subsidy covers the balance. The average income for Housing Grant recipients is \$25,702 for working families, \$13,176 for persons with disabilities, and \$14,260 for elderly recipients. Not surprisingly as rents have steadily increased in Arlington over the last 13 years, the average Housing Grant subsidy has also risen as is illustrated in the chart below.



Together these two programs assisted nearly five thousand (4,941) households in 2012, enabling them to live in Arlington. The Housing Choice Voucher Program has more or less remained at a constant level from 2002 through 2012, although reductions in the number of vouchers are likely if federal sequestration continues.

There is an important connection between the Housing Grants Program and Arlington's Committed Affordable Housing inventory in that 80 percent of Housing Grant recipients and 82 percent of Housing Choice Voucher households are housed in CAFs. Looked at from the CAF perspective 34.2 percent of all CAF units are occupied by a tenant receiving either a Housing Grant or a Housing Choice Voucher.

Homelessness

Arlington's homeless population was 479 persons in January 2013, as measured by the annual Point-In-Time count. This increase of 28 additional persons represented a 6.2 percent increase over the previous year, yet over the five-year period from 2009 to 2013 the homeless population has decreased by 6.3 percent. Other notable information from the point-in-time count include:

- 30 percent of the total homeless population (or 146 individuals) was not sheltered.
- 160 persons were determined to have severe mental illness, chronic substance abuse issues or both.
- The ratio of homeless persons relative to total population in Arlington was 0.22 percent, or 22 persons per 10,000 (the ratio for DC was 1.09 percent; Alexandria, 0.19 percent; and Fairfax, 0.12 percent).

The time in shelters for families decreased by 28 percent between 2011 and 2012 to 3.9 months. Also during the same period, 184 people left shelters for permanent supportive housing and only 13 persons returned to shelters after leaving. Arlington currently has 286 units of Permanent Supportive Housing with an additional 48 units in the works. 129 formerly homeless households were housed in permanent supportive housing in 2012.

Housing and Transportation

Low and moderate income households struggle to make ends meet. While housing is generally the single largest expenditure, the affordability of living in a particular location has many components. For most households in the United States, transportation costs are the next largest single cost. Housing that is located in walkable neighborhoods, near services and job centers or transit can help to reduce household transportation costs and contributes to the overall affordability. A recent report by the Arlington Housing Division found that new tenants of Committed Affordable Housing had a work commute of 6.8 miles to their jobs before moving, and an average commute of 4.2 miles from their new residence. The study further found that 15 percent of the new tenants reduced their commutes by at least 5 miles, while only 0.6 percent increased their commute by over 5 miles.ⁱⁱⁱ

Conclusions

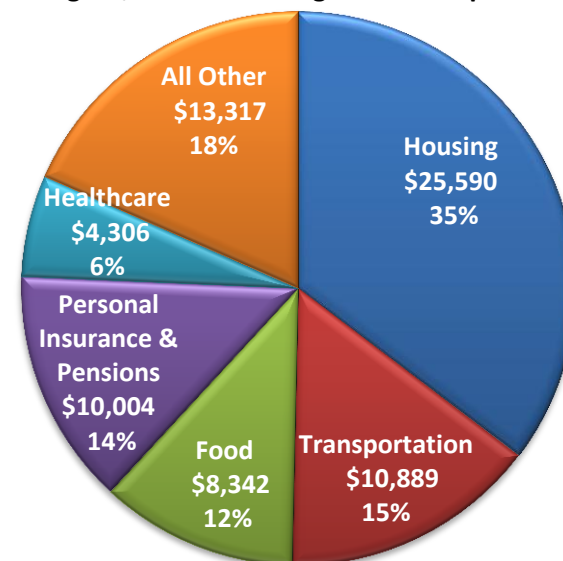
The variation in household incomes based on the race or origin of the householder illustrate the importance of supporting lower income earning households in affordable access to housing as a means of maintaining Arlington’s cultural and racial diversity.

The Metropolitan Washington Council of Government’s most recent employment, population and household forecasts suggest the need for at least an additional 21,000 housing units by 2040 in Arlington. The economic accessibility of this new housing across incomes will impact the future demographic make-up of Arlington.

Entry into the housing market for moderate income households (defined as earning 80% of median income) is largely limited to 1 and 2-bedroom condominiums and townhomes. Approximately one quarter of the “for-sale” housing inventory fall within the \$362,790 price limit of the County’s Moderate Income Purchase Assistance Program. However, additional condominium and home owners’ association fees further constrain the affordability of this inventory.

Rents in Arlington have increased steadily over the last ten years while in certain employment sectors average salaries have stagnated, creating a wider gap in affordability.

Washington, DC Area Average Annual Expenditures 2010-2011



Source: U.S. BLS, Consumer Expenditure Survey

Arlington's production of CAF apartments has created a sizeable inventory of housing with long-term affordability. However, rents for CAF units are tied to increases in Area Median Income. The Area Median Income has risen at a rate that surpasses wage increases for lower wage jobs. This situation is likely to continue leading to widening gaps in "affordable" rents and actual affordability for low income households.

Area Median Income has increased faster than salaries for jobs in lower wage paying sectors. Because the rents for CAFs are established by a formula (most commonly based on 60% of AMI), there is a growing gap in affordability for lower wage workers.

Arlington's housing development program and housing assistance programs have become interrelated. A majority of households receiving Housing Grants and Housing Choice Vouchers live in CAF units; and roughly one third of CAF units are occupied by persons receiving this assistance. A better understanding of the implications of the way these efforts relate to one another is needed.

ⁱ US Census Bureau, 2007-2011 American Community Survey 5-Year Estimates, DP03, B19013B, B19013D, B19013H, B19113I

ⁱⁱ US Census Bureau, 2011 American Community Survey 1-Year Estimates, DP04

ⁱⁱⁱ Timar, Eric *Moving towards Shorter Commutes* <http://underoneroofva.us/wp-content/uploads/2013/06/Moving-Toward-Shorter-Commutes.pdf>, 2013

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Affordable
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DATA
TABLES
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CHARTS

1. POPULATION

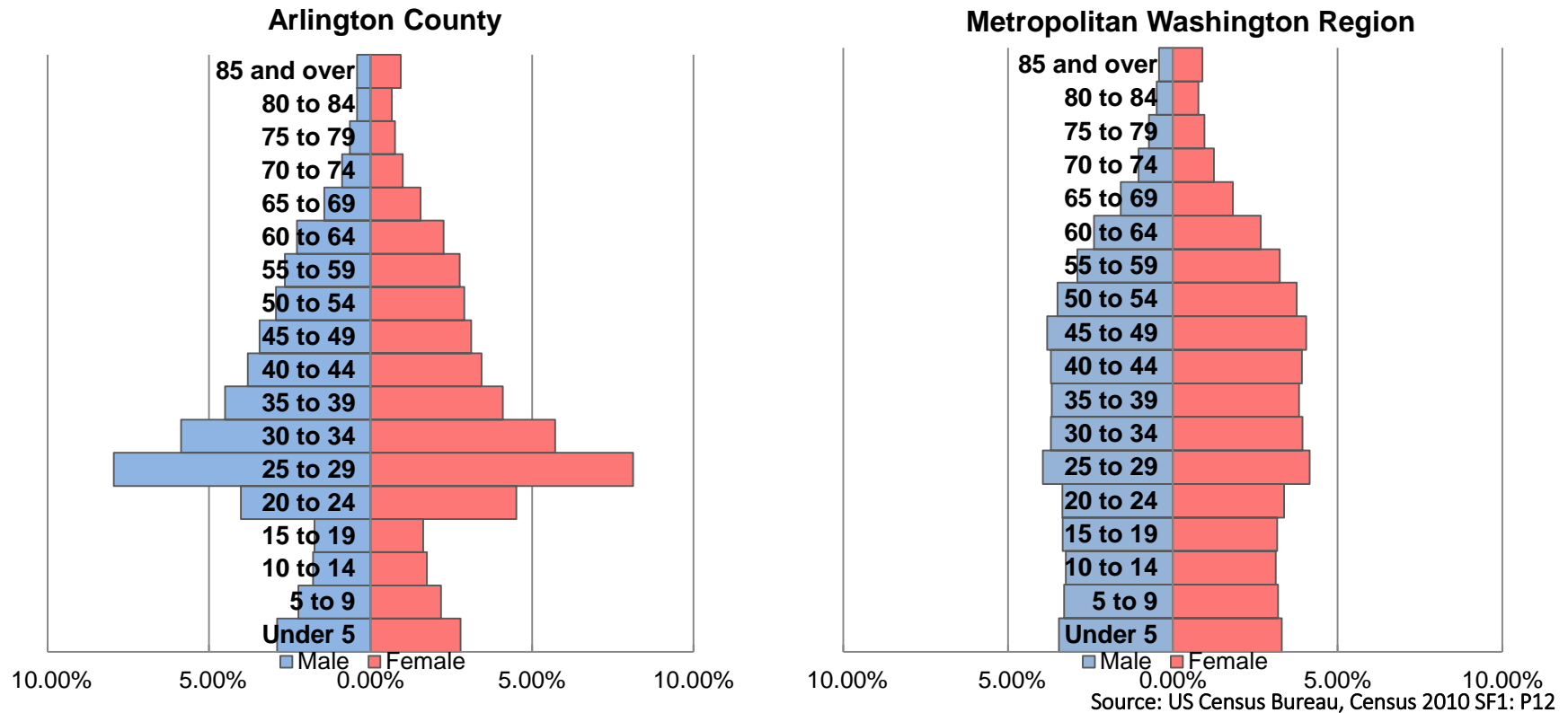
January 1, 2013 Population (Planning Division Estimate)	212,900
2010 Population (U.S. Census Bureau Decennial Census)	207,627
2000 Population (U.S. Census Bureau Decennial Census)	189,453

1-A Age and Sex Distribution

	2000				2010			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5 years	5,389	5,008	10,397	5.5%	6,000	5,782	11,782	5.7%
5 to 9 years	4,428	4,313	8,741	4.6%	4,647	4,526	9,173	4.4%
10 to 14 years	3,873	3,762	7,635	4.0%	3,690	3,617	7,307	3.5%
15 to 19 years	4,140	3,500	7,640	4.0%	3,596	3,379	6,975	3.4%
20 to 24 years	8,359	8,176	16,535	8.7%	8,328	9,376	17,704	8.5%
25 to 29 years	13,004	12,577	25,581	13.5%	16,497	16,875	33,372	16.1%
30 to 34 years	11,797	10,297	22,094	11.7%	12,171	11,859	24,030	11.6%
35 to 39 years	9,747	8,164	17,911	9.5%	9,351	8,497	17,848	8.6%
40 to 44 years	7,620	7,133	14,753	7.8%	7,894	7,126	15,020	7.2%
45 to 49 years	6,666	6,721	13,387	7.1%	7,139	6,469	13,608	6.6%
50 to 54 years	6,245	6,209	12,454	6.6%	6,078	6,031	12,109	5.8%
55 to 59 years	4,345	4,471	8,816	4.7%	5,502	5,726	11,228	5.4%
60 and 64 years	2,850	2,897	5,747	3.0%	4,723	4,694	9,417	4.5%
65 and 69 years	2,062	2,293	4,355	2.3%	2,978	3,216	6,194	3.0%
70 to 74 years	1,676	2,299	3,975	2.1%	1,829	2,063	3,892	1.9%
75 to 79 years	1,421	2,421	3,842	2.0%	1,331	1,575	2,906	1.4%
80 to 84 years	1,096	1,976	3,072	1.6%	872	1,375	2,247	1.1%
85 years and over	725	1,793	2,518	1.3%	875	1,940	2,815	1.4%
All Ages	94,718	92,217	189,453	100%	103,501	104,126	207,627	100%

Source: U.S. Census Bureau, 2000 Census Summary file P1 and 2010 Census Summary File 1, P12.

1-B Age and Sex Distribution in 2010 for Arlington County and the Region



The age distribution for Arlington County deviates dramatically from the age distribution for the Metropolitan Washington Region. Most notably Arlington has a greater percentage of young adults in the 25 to 34 year old age range relative to the County’s total population. Children also make up a smaller subset of the population in Arlington than in the Region.

1-C Population Growth and Change

	Population 2000	Population 2010	Increase in Population	Percentage Change	Annual Growth Rate
Arlington County	189,453	207,627	18,174	9.6%	0.92%
MW Region	4,258,052	4,900,928	642,876	15.1%	1.42%

Source: US Census Bureau, Census 2000 SF1 QT-P1 and Census 2010 SF1: P12

Between 2000 and 2010 Arlington experienced a population growth of 18,174 persons. For this period Arlington’s annualized population growth rate was lower than the regional growth rate by half a percentage point.

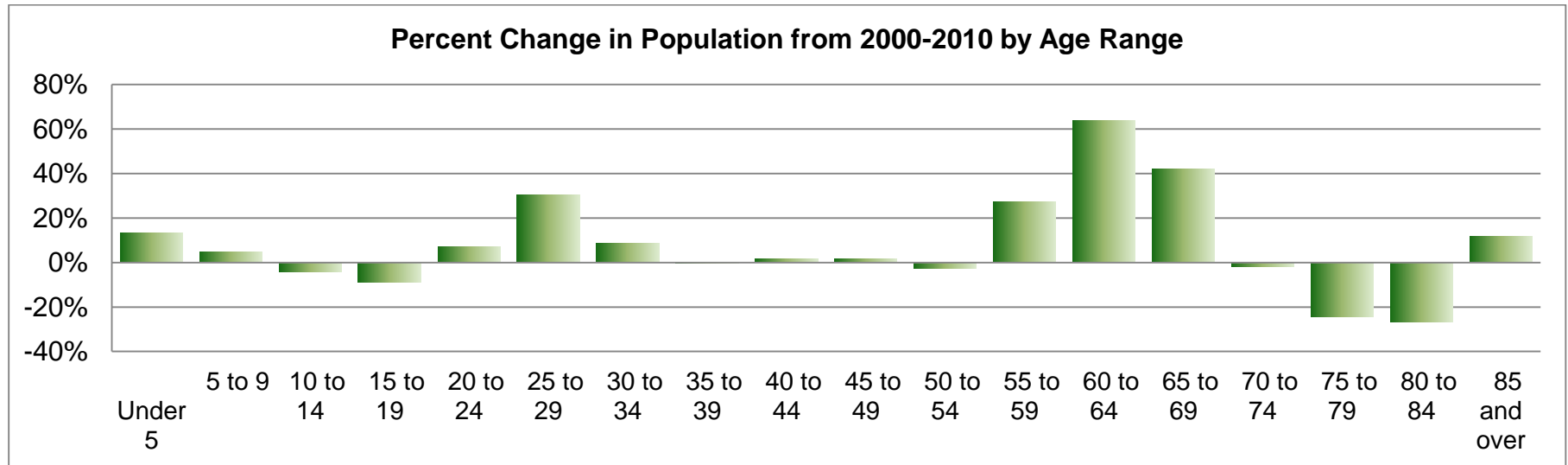
Historic Population Distribution by Age Segments 1980-2010

	1980	1990	2000	2010
Under 5	4.2%	5.5%	5.4%	5.6%
5 to 9	3.8%	4.1%	4.6%	4.4%
10 to 14	4.3%	3.3%	4.0%	3.5%
15 to 19	5.4%	3.9%	4.0%	3.3%
20 to 24	10.7%	9.9%	8.6%	8.4%
25 to 29	12.8%	14.0%	13.4%	15.9%
30 to 34	10.6%	11.5%	11.5%	11.5%
35 to 39	11.8%	9.5%	9.4%	8.5%
40 to 44	9.0%	8.4%	7.7%	7.2%
45 to 49	5.4%	6.2%	7.0%	6.5%
50 to 54	2.0%	4.4%	6.5%	5.8%
55 to 59	2.9%	3.6%	4.6%	5.4%
60 to 64	4.9%	3.3%	3.0%	4.5%
65 to 69	* 3.9%	3.5%	2.3%	3.0%
70 to 74	* 3.1%	3.0%	2.1%	1.9%
75 to 79	* 1.8%	2.3%	2.0%	1.4%
80 to 84	* 1.2%	1.5%	1.6%	1.1%
85 and over	0.8%	1.0%	1.3%	1.3%
Total Population	162,611	172,926	191,453	209,637

Source: U.S. Census Bureau, 1980, 1990, 2000 and 2010.

*For 1980 the population 5-year age groupings between 65 and 84 were derived from 10-year age groupings for 65 to 74 and 75 to 84.

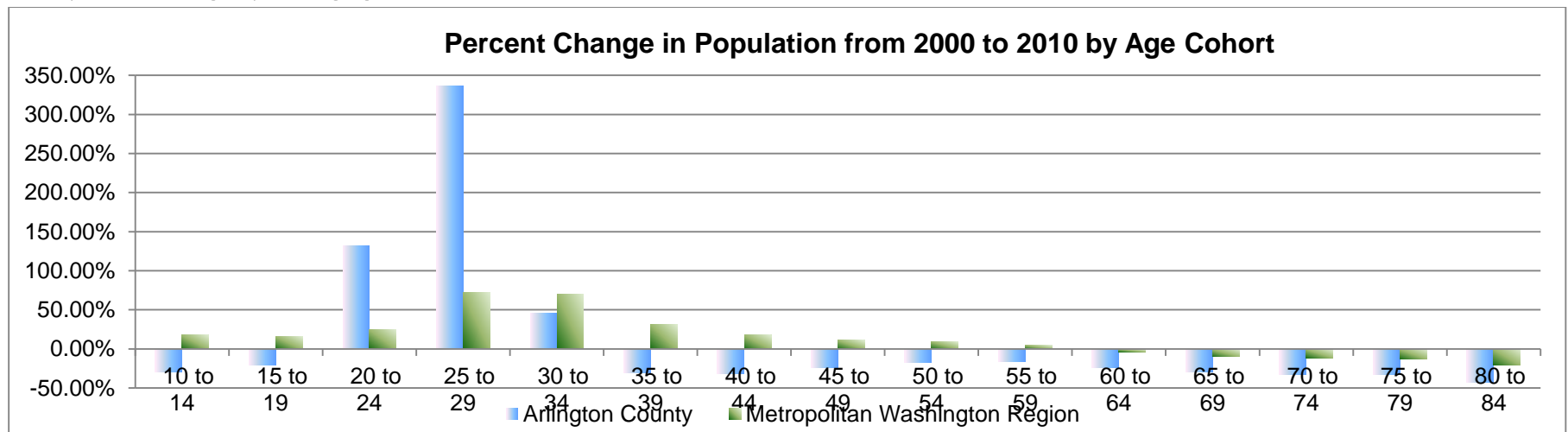
1-D Population Change by Fixed Age Ranges



Source: US Census Bureau, Census 2000 SF1 QT-P1 and Census 2010 SF1: P12

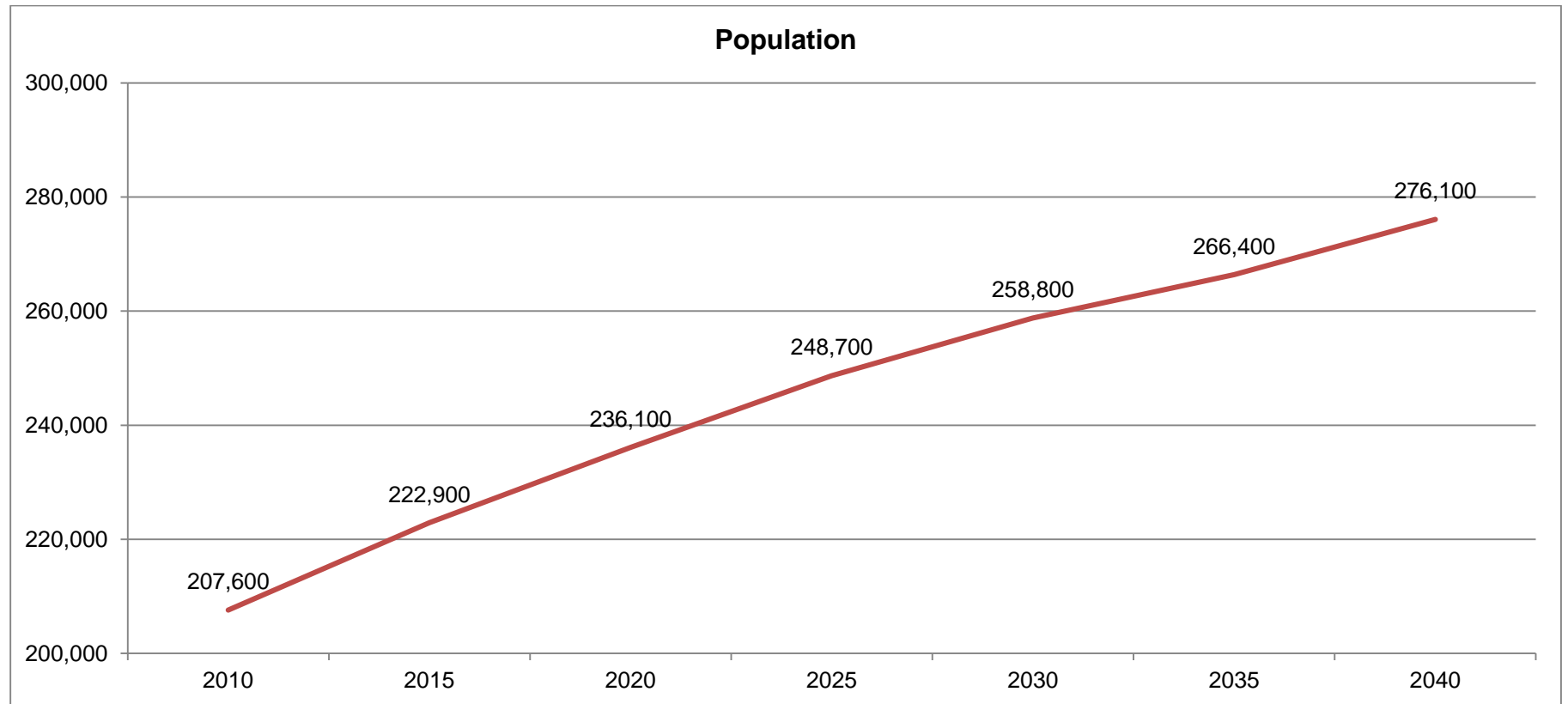
Tracking the change in age cohorts through time (persons falling in the 20 to 24 year old range in 2000 would fall in the 30 to 34 year old range ten years later in 2010) reveals that the only age cohorts to increase in Arlington were in the 20 to 34 year old range. All other cohorts declined.

1-E Population Change by Moving Age Cohort



Source: US Census Bureau, Census 2000 SF1 QT-P1 and Census 2010 SF1: P12

1-F Population Forecast



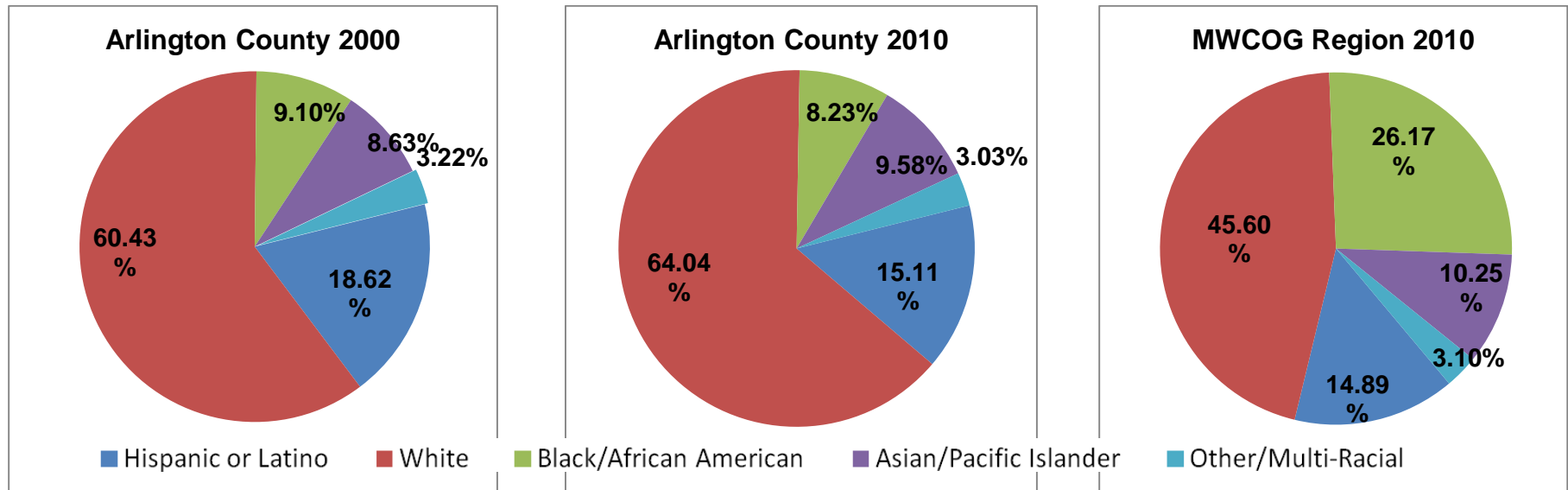
Source: MWCOG Round 8.2 forecast, July 2013

Arlington County's population is forecasted to grow by 33% or 68,500 persons over the thirty-year forecast period from 2010 through 2040.

1-G Race and Ethnicity

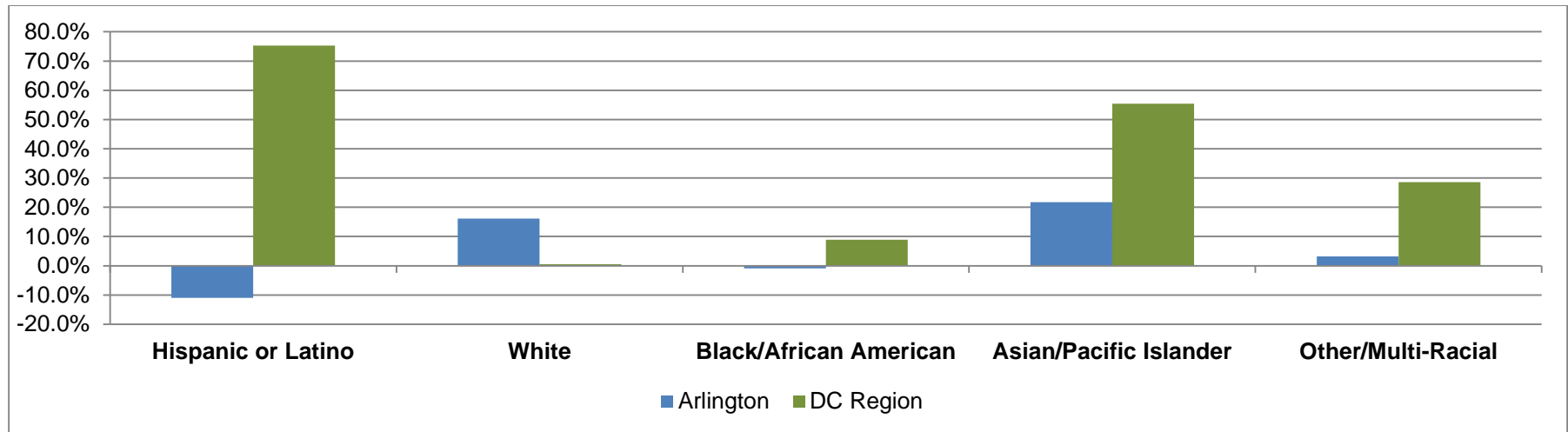
	2000				2010			
	Arlington		Metro Region		Arlington		Metro Region	
Non-Hispanic/ Latino	154,185	81.4%	3,840,908	90.2%	176,245	84.9%	4,171,064	85.1%
White	114,489	60.4%	2,222,511	52.2%	132,961	64.0%	2,234,695	45.6%
Black/ African-American	17,244	9.1%	1,177,168	27.6%	17,088	8.2%	1,282,404	26.2%
Asian/ Pacific Islander	16,346	8.6%	323,206	7.6%	19,895	9.6%	502,208	10.2%
Other/ Multi-Racial	6,106	3.2%	118,023	2.8%	6,301	3.0%	151,757	3.1%
Hispanic/ Latino	35,268	18.6%	416,481	9.8%	31,382	15.1%	729,864	14.9%
Total Population	189,453	100.0%	4,257,389	100.0%	207,627	100.0%	4,900,928	100.0%

Source: U.S. Census Bureau, 2000 Census Summary File 1, P4 and 2010, Summary File 1, P5.



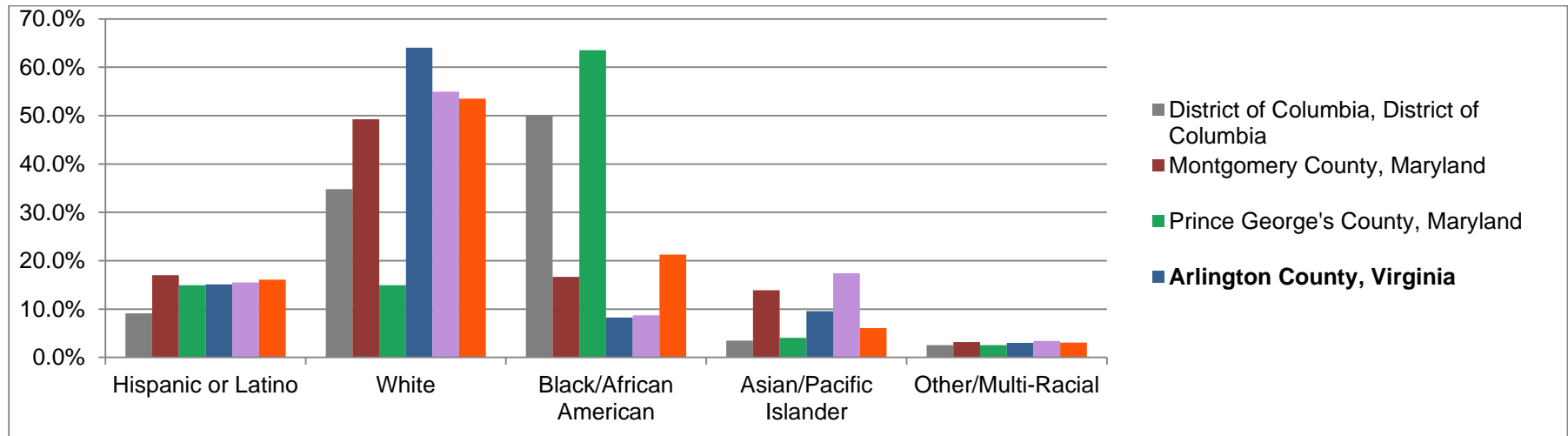
Source: U.S. Census Bureau, 2000 Census Summary File 1, P4 and 2010, Summary File 1, P5.

1-H Percent Change in Population by Race and Hispanic/Latino Origin 2000-2010



Source: U.S. Census Bureau, 2000 Census Summary File 1, P4 and 2010, Summary File 1, P5

1-I Race and Hispanic/Latino Origin by Jurisdiction 2010



Source: U.S. Census Bureau, 2000 Census Summary File 1, P4 and 2010, Summary File 1, P5.

The change in Arlington’s Hispanic/Latino population from 2000 to 2010 presents the greatest variance from the region. Arlington’s Hispanic/Latino population decreased by 11 percent while the Hispanic/Latino population in the region increased by 75.2 percent. The percentage of Hispanic/Latino population for Arlington County is comparable to most neighboring jurisdictions.

1-J Foreign Born Population

	Estimate	Margin of Error	Percentage
Total Population	202,999		100.0%
Native	155,549	+/-1,515	76.6%
Foreign Born	47,450	+/-1,515	23.4%
Naturalized Citizen	19,485	+/-1,025	9.6%
Not a U.S. Citizen	27,965	+/-1,679	13.8%

Source: 2011 American Community Survey 5-year estimate, DP02

1-K Language

	Total		Percent of specified language speakers			
	Estimate	Margin of Error	Speak English "very well"		Speak English less than "very well"	
			Estimate	Margin of Error	Estimate	Margin of Error
Population 5 years and over	191,470	+/-29	91.40%	+/-0.6	8.60%	+/-0.6
Speak only English	70.90%	+/-0.8	-	-	-	-
Speak a language other than English	29.10%	+/-0.8	70.50%	+/-2.2	29.50%	+/-2.2
Spanish or Spanish Creole	14.10%	+/-0.4	68.30%	+/-3.5	31.70%	+/-3.5
Other Indo-European languages	7.10%	+/-0.5	80.50%	+/-3.1	19.50%	+/-3.1
Asian and Pacific Island languages	5.20%	+/-0.4	61.20%	+/-4.2	38.80%	+/-4.2
Other languages	2.80%	+/-0.4	73.10%	+/-5.8	26.90%	+/-5.8

Source: 2011 American Community Survey 5-year estimate, S1601

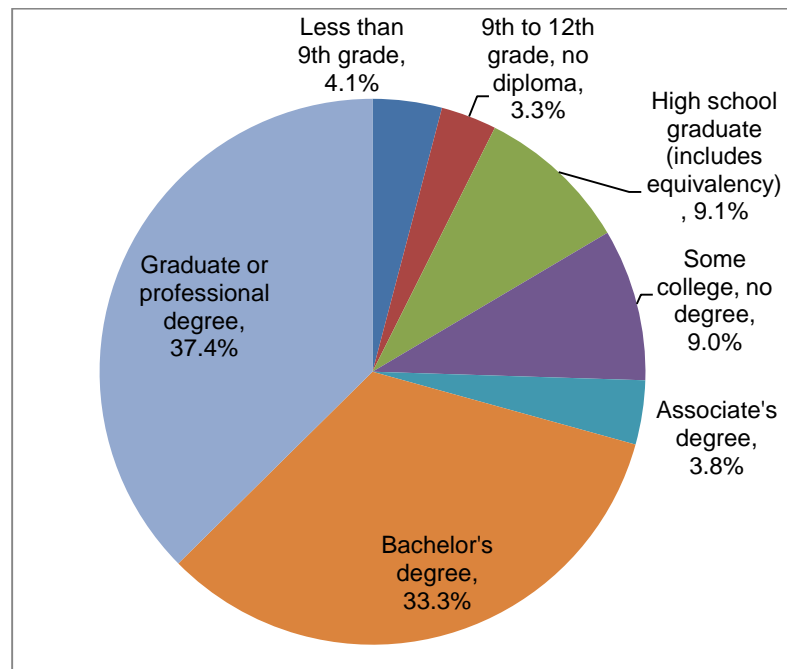
1-L Top 14 Languages Spoken by Elementary Limited English Proficiency Students 2012/2013 School Year

Language	Percent
Spanish	67.21%
Amharic	5.53%
Arabic	5.39%
Mongolian	2.71%
Bengali	2.53%
Urdu	2.1%
Tigrinya	1.45%

Language	Percent
Russian	1.08%
Chinese/Mandarin	1.01%
Vietnamese	0.94%
Nepali	0.87%
Tagalog	0.8%
Hindi	0.61%
Thai	0.51%

Source: Arlington Public Schools

1-M Education



Population 25 years and over	151,149
Less than 9th grade	4.1%
9th to 12th grade, no diploma	3.3%
High school graduate (includes equivalency)	9.1%
Some college, no degree	9.0%
Associate's degree	3.8%
Bachelor's degree	33.3%
Graduate or professional degree	37.4%

Source, American Community Survey 2011 5-year Estimate, S1501

1-N Disability

The American Community Survey estimates the population of Arlington with a disability to be **10,265 persons** with a margin of error +/- 8 percent. This represents 5 percent of the total population with disabilities including hearing, vision, cognitive, ambulatory and self-care difficulties. Information for specific disabilities is not included in this report due to large margins of error generally between 20 and 30 percent. One of the objectives of the Affordable Housing Study is to better identify the needs of persons with various disabilities in the Arlington community.

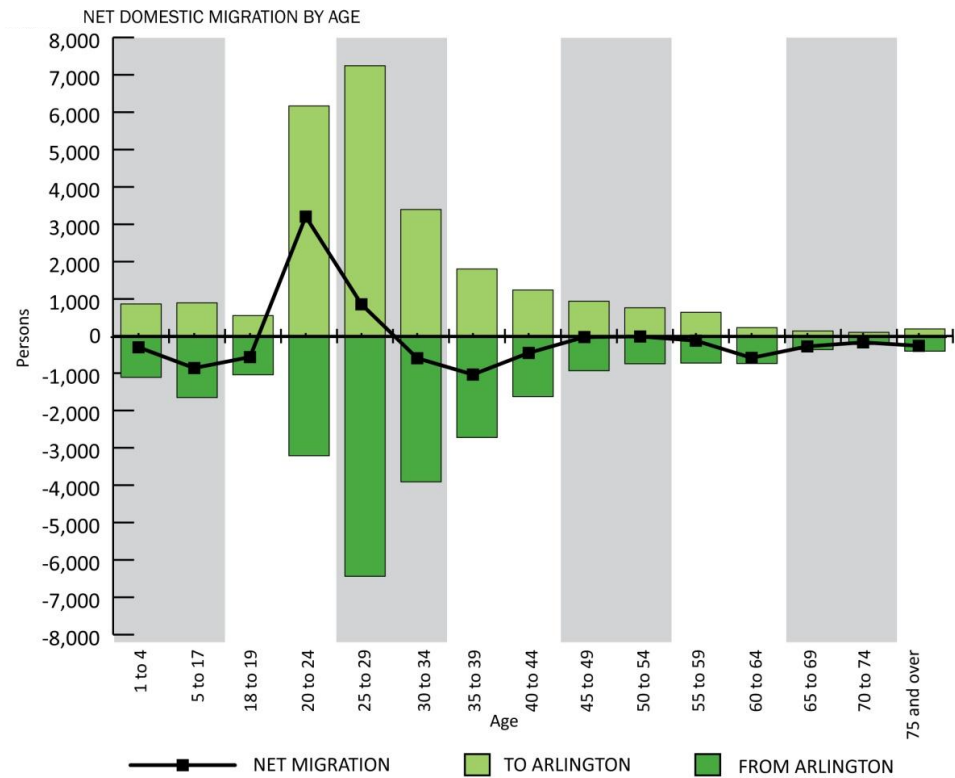
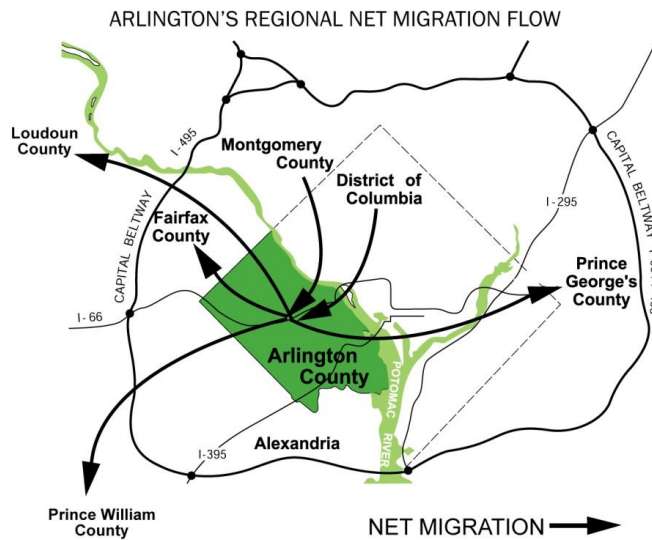
Source, American Community Survey 2011 3-year Estimate, S1810

1-O In-migration and Out-migration

MIGRATIONS TO AND FROM NEIGHBORING JURISDICTIONS

TO Jurisdiction →	Arlington	City of Alexandria	Fairfax County	Loudoun County	Prince William County	Montgomery County	Prince George's County	District of Columbia
Arlington		2,195	7,086	361	1,068	1,031	544	2,357
City of Alexandria	1,437		4,873	229	1,223	569	1,149	809
Fairfax County	3,910	3,287		6,919	7,390	1,190	1,603	1,411
Loudoun County	239	128	3,955		814	153	103	90
Prince William County	590	423	5,431	991		276	547	429
Montgomery County	1,115	330	2,602	518	731		3,728	8,933
Prince George's County	397	515	1,451	251	632	8,623		5,951
District of Columbia	3,874	1,565	2,212	125	222	5,685	13,775	

Source: 2006-2010 American Community Survey (ACS) 5-year estimate



Source: 2006-2010 American Community Survey (ACS) 5-year estimate

2. HOUSEHOLDS

2-A Total Number of Households

January 1, 2013 Households (Planning Division Estimate)	100,400
2010 Households (U.S. Census Bureau Decennial Census)	98,050
2000 Households (U.S. Census Bureau Decennial Census)	86,352

U.S. Census Bureau Definition. A household includes all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.)

2-B Household Size

	Arlington County						Region
	2000		2010		2011		2011
	Households	Percentage	Households	Percentage	Households	Percentage	Percentage
1 Person	35,216	40.8%	40,516	41.3%	37,619	40.7%	46.7%
2 Persons	27,419	31.8%	31,738	32.4%	30,469	33.0%	29.5%
3 Persons	10,432	12.1%	11,633	11.9%	12,139	13.1%	11.7%
4 Persons	7,559	8.8%	8,793	9.0%	8,306	9.0%	7.1%
5 or more Persons	5,726	6.6%	5,370	5.5%	3,903	4.2%	5.0%
Total Households	86,352	100.0%	98,050	100.0%	92,436	100.0%	100%
Average Household Size	2.15		2.09		2.16		2.13

Source: U.S. Census Bureau - Census 2000 SF1: P26; Census 2010 SF1: H14 and H12.; ACS 2011 5-Year Estimates- B25009 and B25010.

2-C Household Composition

	Arlington County						Region
	2000		2010		2011		2011
	Households	Percentage	Households	Percentage	Households	Percentage	Percentage
Family Households	39,322	45.5%	41,607	42.4%	41,561	45.0%	42.1%
With own children under 18 years	16,625	19.3%	17,853	18.2%	18,679	20.2%	20.4%
Married-couple families	12,800	14.8%	14,228	14.5%	14,174	15.3%	8.3%
Male householder, no wife families	880	1.0%	867	0.9%	895	1.0%	1.9%
Female householder, no husband families	2,945	3.4%	2,758	2.8%	3,610	3.9%	10.3%
Without children under 18 years	22,697	26.3%	23,754	24.2%	22,882	24.8%	21.7%
Nonfamily Households	47,030	54.5%	56,443	57.6%	50,875	55.0%	57.8%
Total Households	86,352	100%	98,050	100%	92,436	100%	100.0%

Source: U.S. Census Bureau - Census 2000 SF1: P18; Census 2010 SF1: P19.; ACS 2011 5-Year Estimates - B11005.

2-D Area Median Income Adjusted for Household Size

Washington Metropolitan Area Median Income for 2012

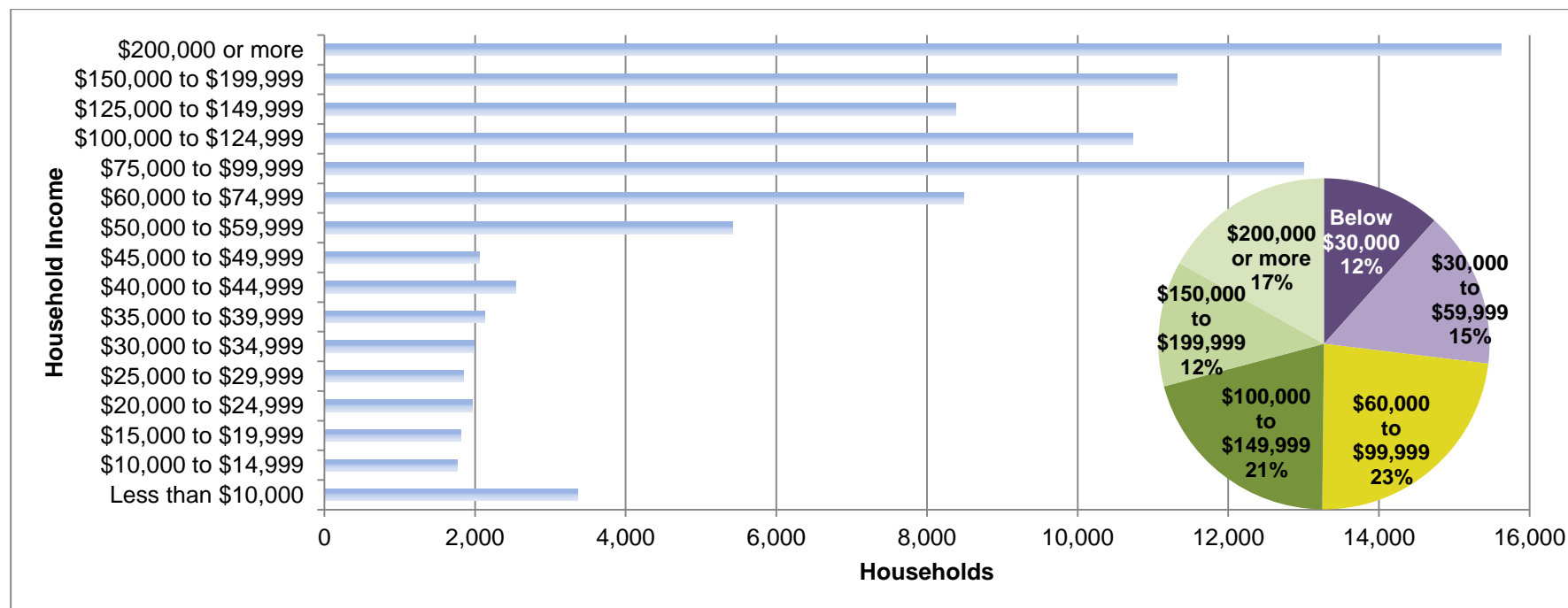
Household Size	Area Median Income	80% AMI	60% AMI	50% AMI	40% AMI	30% AMI
1	\$75,300	\$60,240	\$45,180	\$37,650	\$30,120	\$22,590
2	\$86,000	\$68,800	\$51,600	\$43,000	\$34,400	\$25,800
3	\$96,800	\$77,440	\$58,080	\$48,400	\$38,720	\$29,040
4	\$107,500	\$86,000	\$64,500	\$53,750	\$43,000	\$32,250
5	\$116,100	\$92,880	\$69,660	\$58,050	\$46,440	\$34,830
6	\$124,700	\$99,760	\$74,820	\$62,350	\$49,880	\$37,410

Source: US Department of Housing and Urban Development

Note: The Washington Metropolitan Area Median Income as determined by HUD establishes the income eligibility for affordable housing programs in Arlington County.

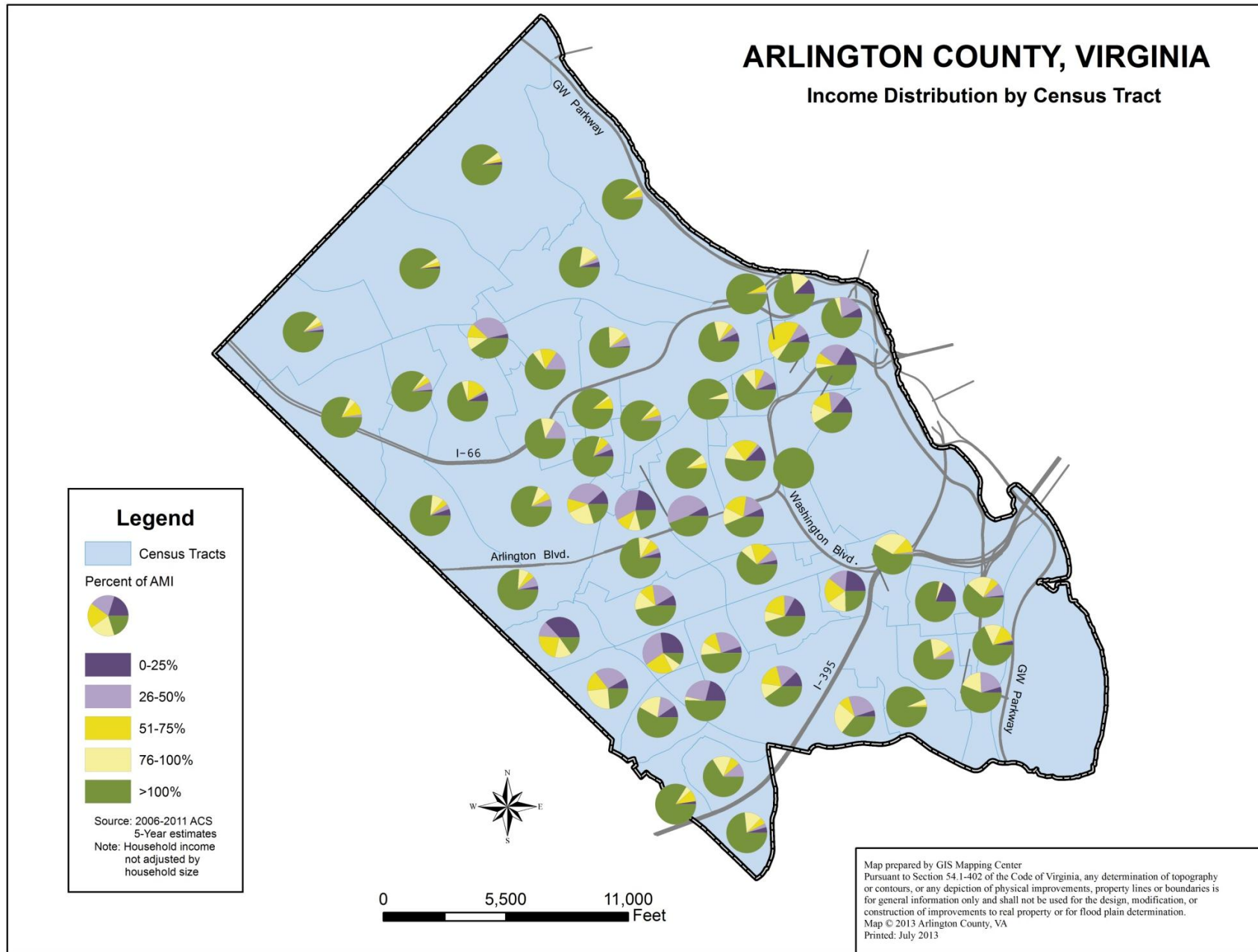
Arlington County 2013 Median Household Income \$104,600 (Arlington County Planning Division 2013 Estimates)

2-E Household Income

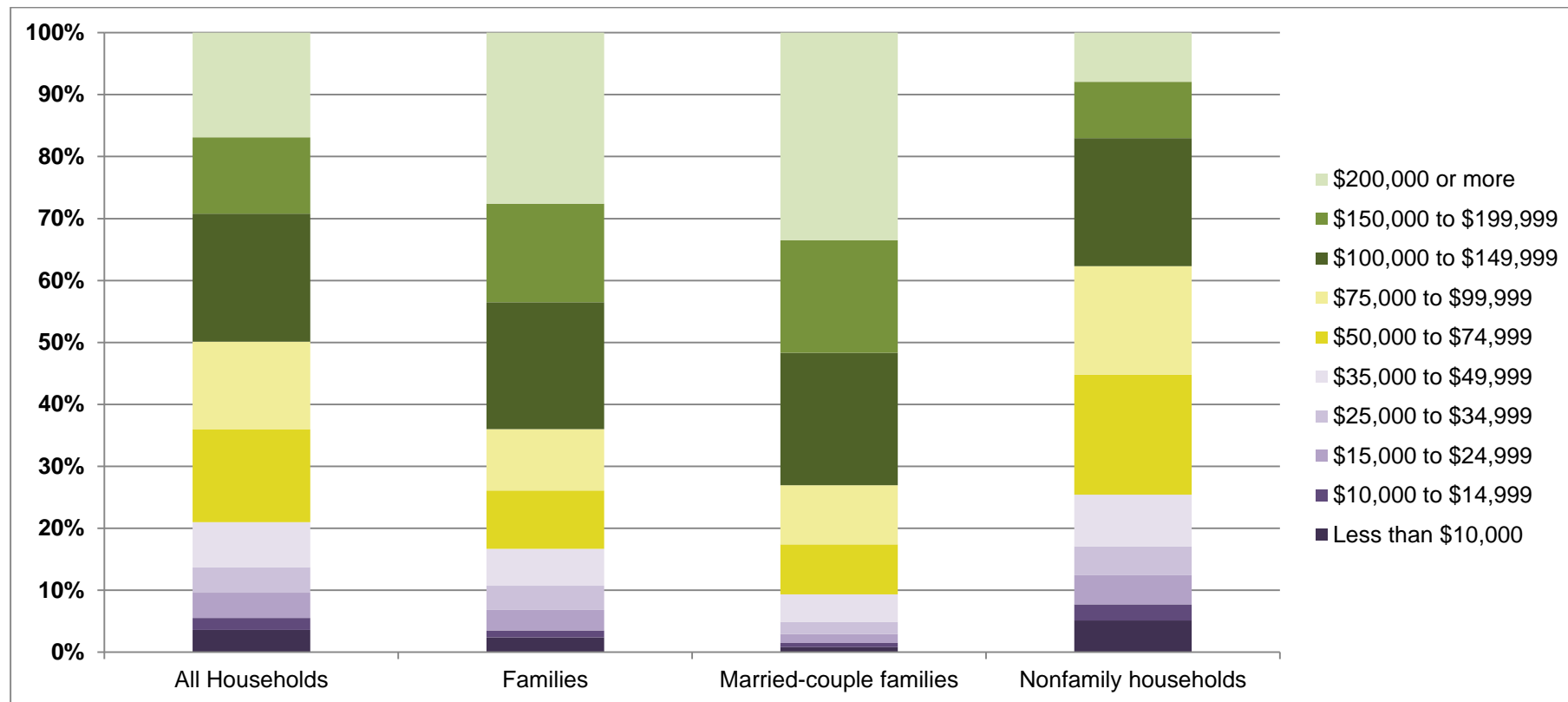


Source: US Census American Community Survey 2011 5-year Estimates, B19001

2-F Income Distribution by Census Tract

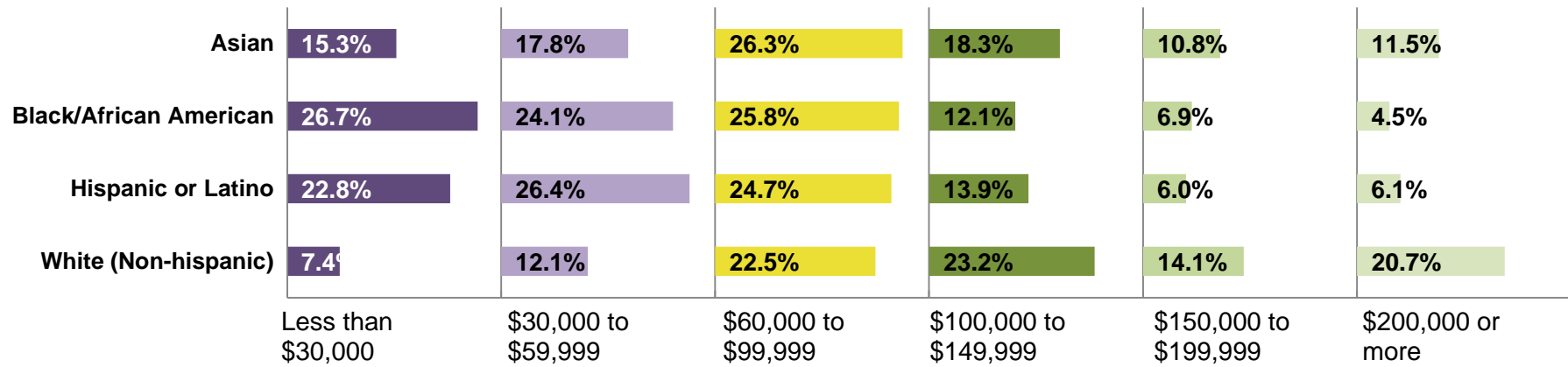


2-G Household Income by Household Type



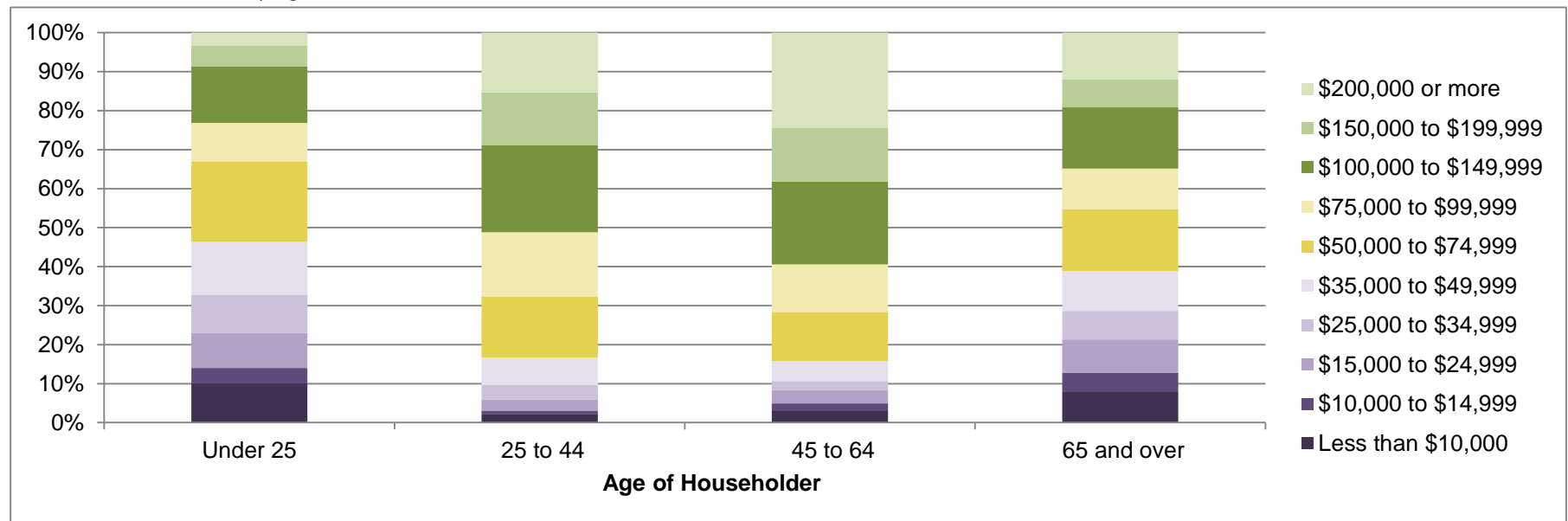
Source: US Census American Community Survey 2011 5-year Estimates, S1901

2-H Household Income by Race of Householder



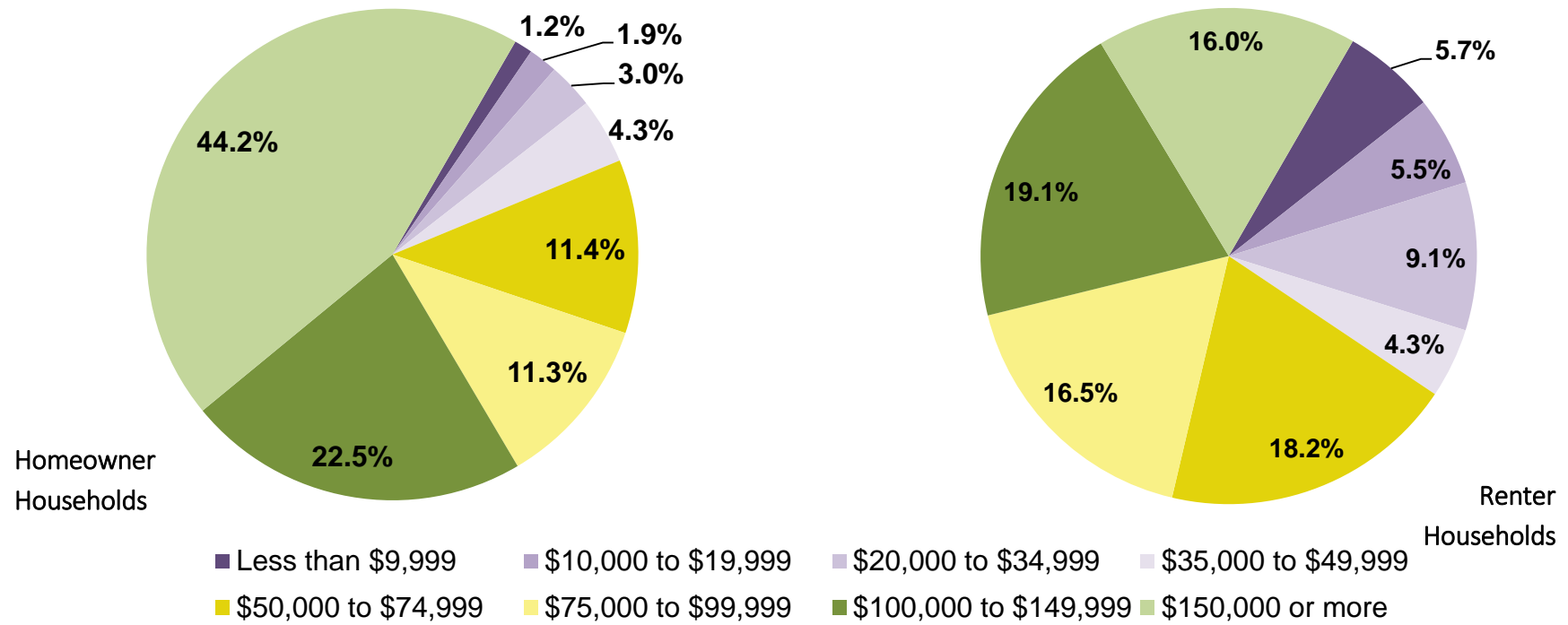
Source: US Census American Community Survey 2011 5-year Estimates, B19001B, B19001H, B19001D, B19001H

2-I Household Income by Age



Source US Census American Community Survey 2011 5-year Estimates, B19037

2-J Comparison of Income Distribution for Homeowner and Renter Households



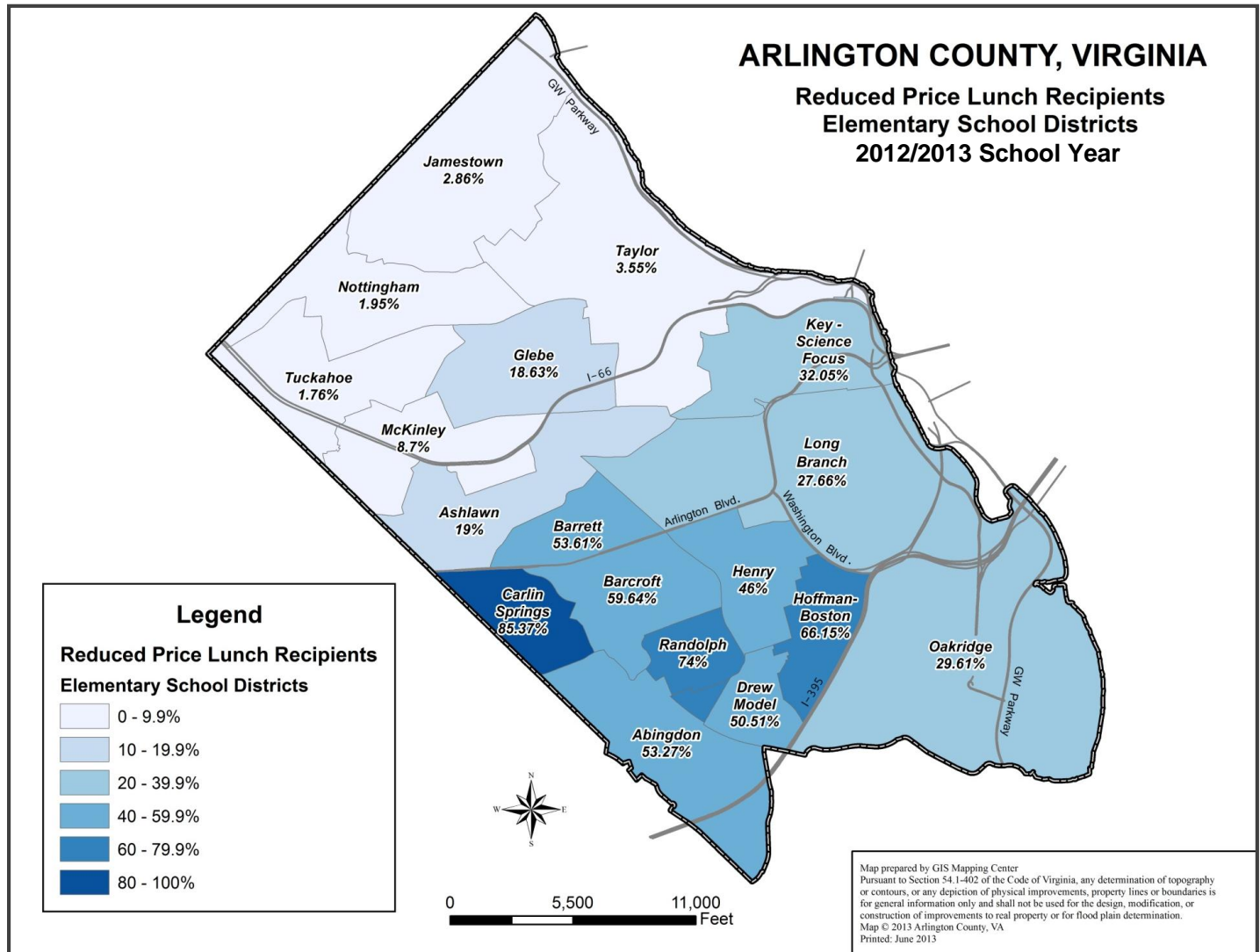
Source US Census American Community Survey 2011 5-year estimates, S2503

2-K Poverty

Population for whom poverty status is determined 7.1% (American Community Survey 2011 5-year estimates, S1701)

2011 Virginia Poverty Measure (VPM) poverty threshold for Virginia communities within the Beltway for a four person household composed of two adults and two children is \$32,678. Using the Virginia Poverty Measure (VPM) the Poverty Rate for Arlington County is 12.3%.

Note: The Virginia Poverty Measure (VPM) is a proposed alternative poverty measure created by the University of Virginia Weldon Cooper Center for Public Service. The VPM takes into account regional differences in costs of living, the effects of taxes and public assistance benefits received by households to create a more nuanced measure of poverty.



2-L Reduced Price Lunch Recipients by Elementary School 2012/2013 School Year

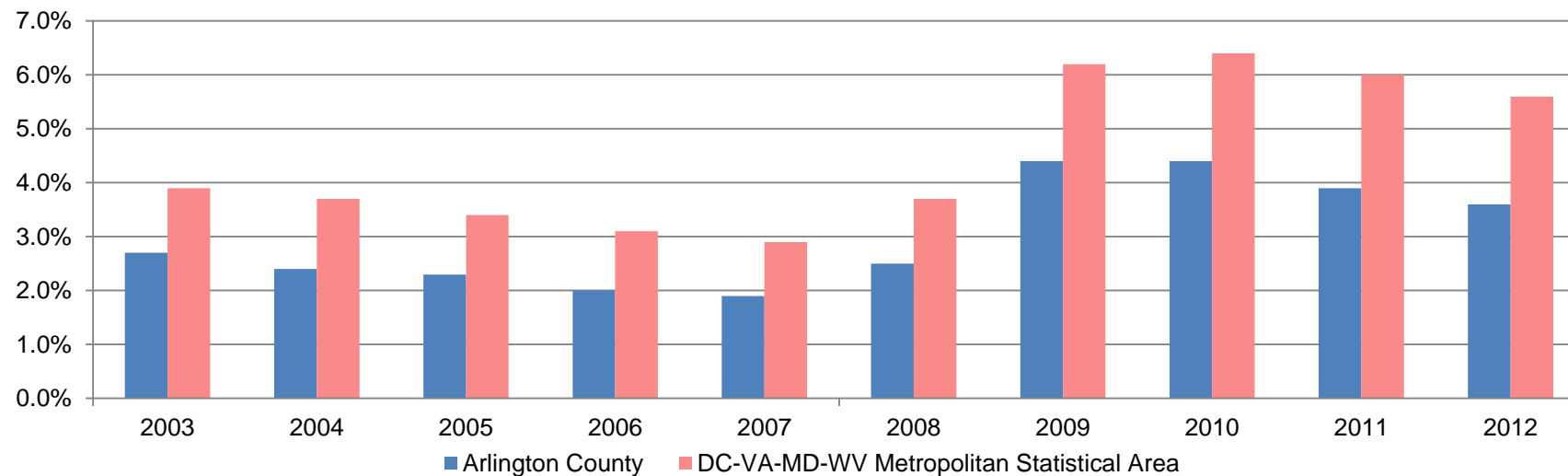
Elementary School	Total student population	Reduced price lunch recipients	Percent receiving reduced price lunch
Abingdon	548	276	50.36%
Arlington Science Focus	577	107	19.14%
Arlington Traditional	498	78	18.54%
Ashlawn	533	102	19.14%
Barcroft	481	294	61.12%
Barrett	558	291	52.15%
Campbell	415	235	56.63%
Carlin Springs	591	503	85.11%
Claremont	677	234	34.56%
Drew Model	630	345	54.76%
Glebe	554	116	20.94%
Henry	434	190	43.78%
Hoffman-Boston	405	264	65.19%
Jamestown	627	15	2.39%
Key	664	244	36.75%
Long Branch	494	130	26.32%
McKinley	561	49	8.73%
Nottingham	660	12	1.82%
Oakridge	664	177	26.66%
Randolph	425	313	73.65%
Taylor	742	34	4.58%
Tuckahoe	665	9	1.35%

Source: Arlington Public Schools

3. EMPLOYMENT

Total Civilian Labor Force (Arlington residents in the labor force regardless of place of employment December 2012) **138,505**

3-A Unemployment Rates



Source: Bureau of Labor Statistics (LAUPS)

3-B At-Place* Employment by Industry

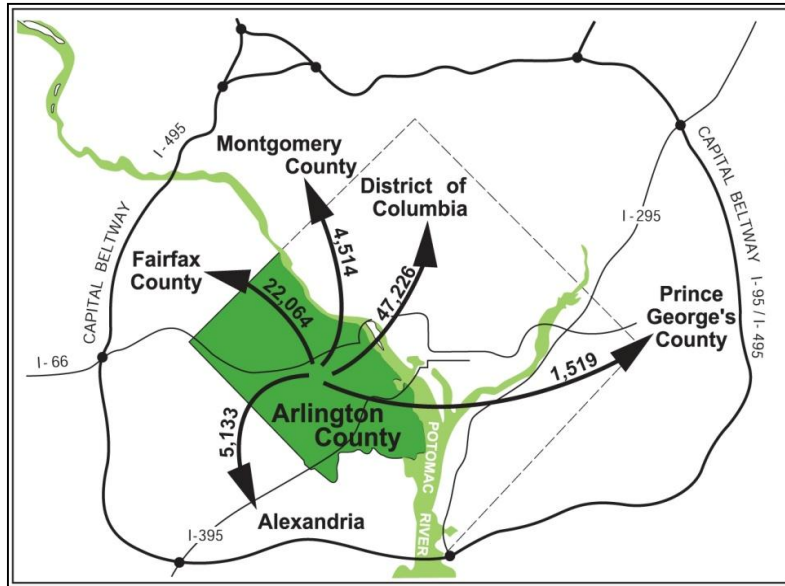
January 2013		
Construction	4,100	1.8%
Retail Trade	10,800	4.7%
Transportation and Warehousing	9,400	4.1%
Information	5,600	2.4%
Finance and Insurance	6,200	2.7%
Real Estate and Rental/Leasing	8,100	3.5%
Professional and Technical Services	49,000	21.4%
Hospitality and Food Services	16,500	7.2%
Other Services	51,100	22.3%
Government	59,500	26.0%
All Other	8,300	3.6%
Total Jobs	228,700	100.0%

*At-place refers to jobs located in Arlington

Source: Arlington County Planning Division January 2013 Estimates

3-C Inflows and Outflows of Workers

Where Arlington Residents Work



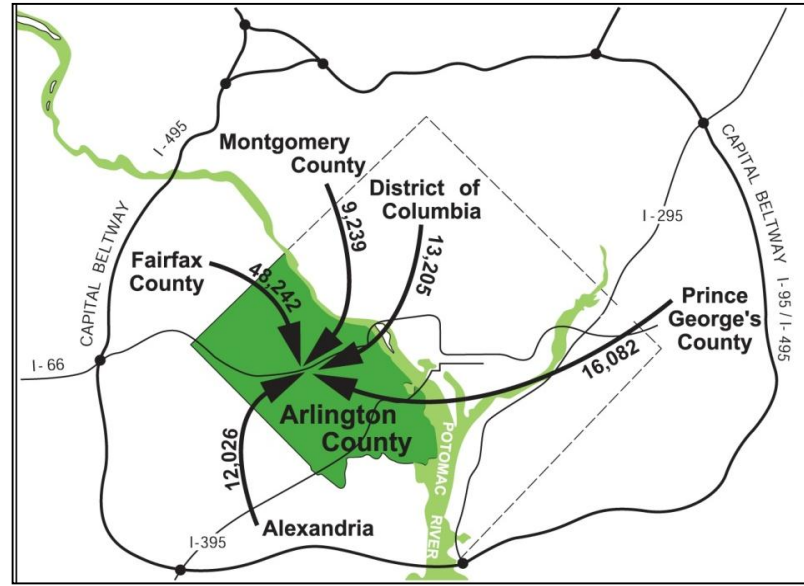
Other locations

To Prince William Co., VA	843
To Loudoun Co., VA	1,251
To other places in VA	2,613
To other places in MD	951
To other states	1,198

Arlington Resident Workers

Live and Work in Arlington	40,671
----------------------------	--------

Where Arlington Workers Live



Other locations

From Prince William Co., VA	12,182
From Loudoun Co., VA	4,011
From other places in VA	10,366
From other places in MD	10,860
From other states	3,799

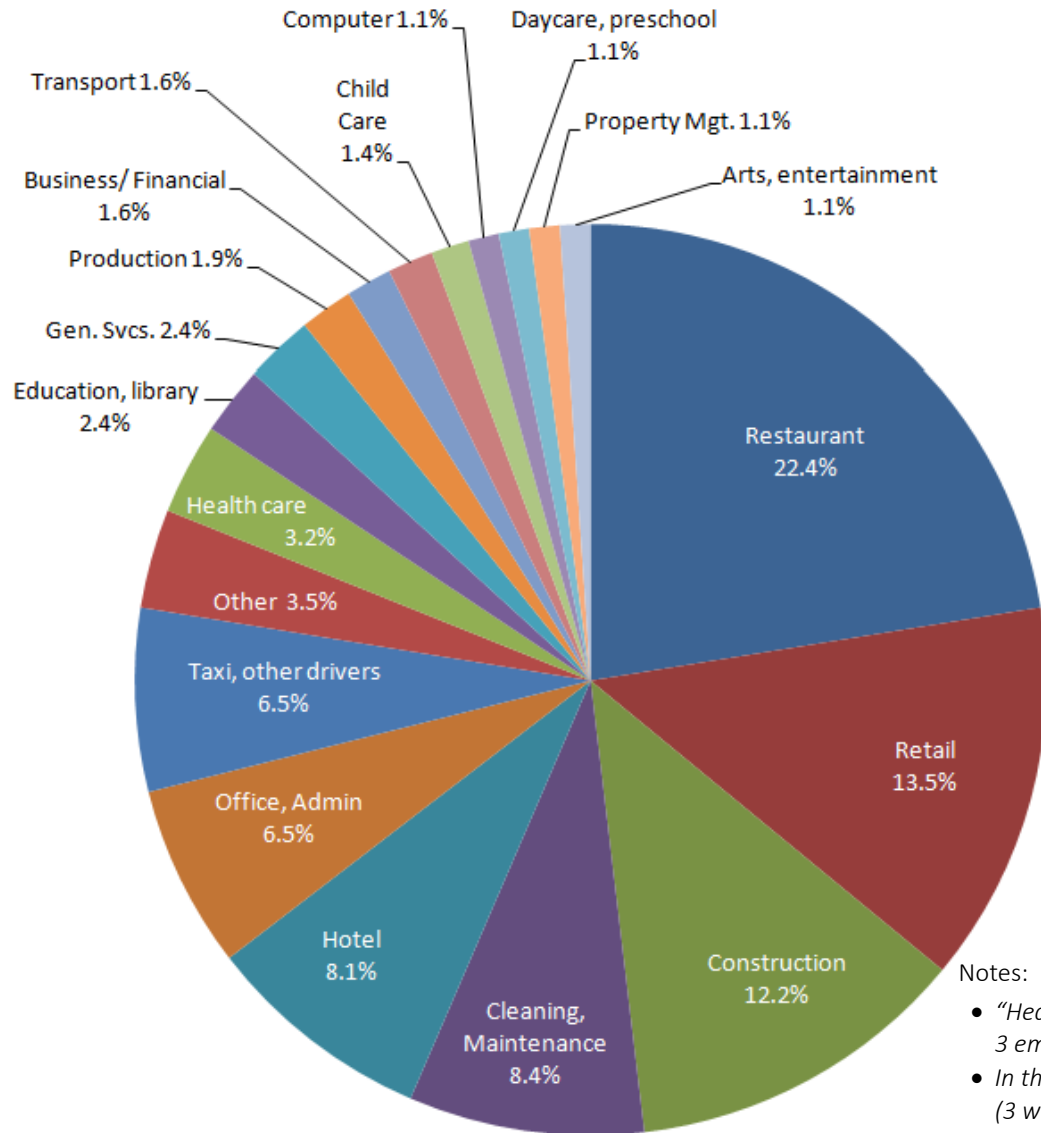
Source: US Census Bureau 2006-2010 American Community Survey

3-D Employee Residency

	Total Employees	Number who live in Arlington County	Percentage who live in Arlington County
Arlington County Government (2013)	3,464	869	25%
Arlington Public Schools (2013)	4,341	1,956	45%
All Employers (2010)	207,800	40,671	19%

Source: Arlington County, Arlington Public Schools, Arlington County Planning Division, U.S. Census Bureau 2006-2010 American Community Survey

3-E Occupations of Tenants of Committed Affordable Rental Units



Information presented here represents a sampling of CAF resident. The sample was based on 370 employed adults living in 23 properties which have CAFs. Managers of CAFs are required to verify employment income; these verifications usually name the job held by the tenant. This sample excluded those for whom it was not possible to ascertain occupation.

Data was collected over a 16-month period from November 2011 through April 2013. The 370 adults are only a sample of all adults at the 23 properties; their households were chosen for review based on factors unrelated to their occupations (for example, households which have moved in during the 12 months prior to the file review are more likely to be chosen).

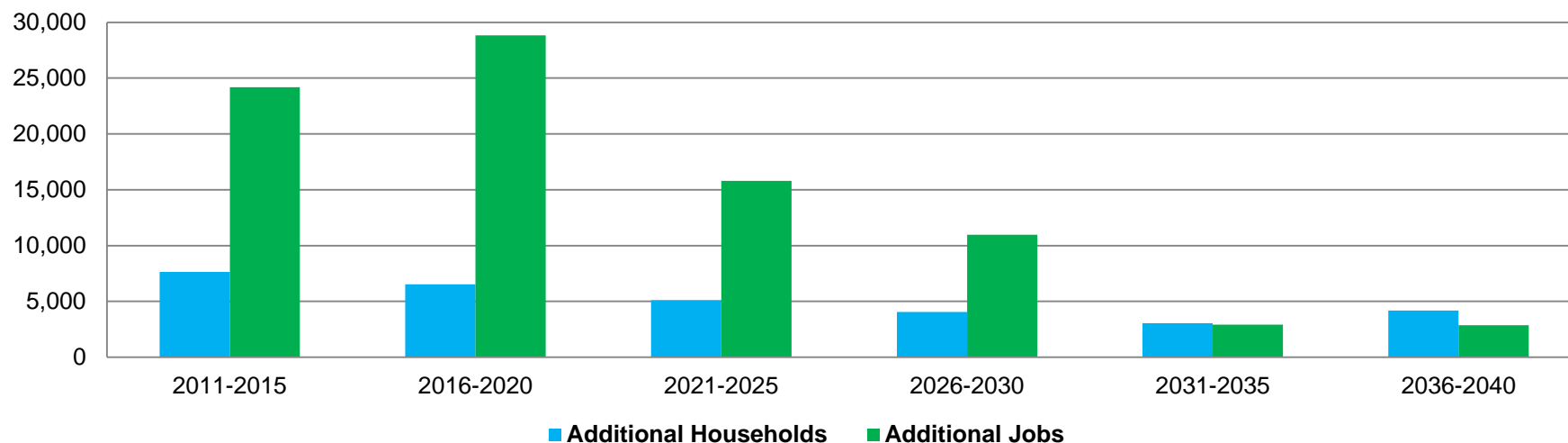
Categories of occupations are based on those of the American Community Survey of the U.S. Census, but several are unique to this list. For example, "Hotel" is not a category in the American Community Survey but is included because it is a significant employment sector for tenants of CAFs.

Notes:

- "Health Care" includes primarily medical support occupations, such as 3 employees of a hospital and several home health aides.
- In the "Education/Library" category, 8 persons are schools employees (3 with ACPS, 5 in other systems); one is a librarian.
- "General Services" is primarily dry cleaning and salons.

Source: Arlington County Housing Division

3-F Employment and Households Forecast



Source: MWCOG Round 8.2 forecast, July 2013

3-G Alternative Forecasts¹

In 2013 the George Mason University Center for Regional Analysis updated their regional housing forecast report, *Housing the Region's Future Workforce*, which used a jobs-driven methodology to estimate housing needs throughout the region. This research estimated job growth for Arlington to be 30,797 between 2012 and 2032. In order to accommodate these new workers Arlington would need to add 19,717 housing units by 2032.

Estimate of Housing Demand by Housing Type

Single Family		Multi-Family		Total Units
Owner	Renter	Owner	Renter	
4,505	2,041	2,480	10,691	19,717

Source: George Mason University Center for Regional Analysis, *Housing the Region's Future Workforce* 2012-2032

Estimate of Housing Demand of Renter Units by Monthly Rent 2012-2032

Monthly Rent (in 2011 dollars)				Total Renter Occupied units
Less than \$1,250	\$1,250 – 1,749	\$1,750 – 2,249	\$2,250 or more	
2,303	6,042	4,368	18	12,731

Source: George Mason University Center for Regional Analysis, *Housing the Region's Future Workforce* 2012-2032

4. HOUSING STOCK

General

January 1, 2013 Housing Units (Planning Division Estimate)	108,000
2010 Housing Units (U.S. Census)	105,404
2000 Housing Units (U.S. Census)	90,426

4-A Type of Housing Unit (2000 and 2010)

Type of Unit	2000		January 1, 2013*		Net Change	% Change	Share of Increase
	Units	Share	Units	Share			
Single-family, detached	27,668	30.6%	28,400	26.3%	732	2.6%	4.2%
Single-family, attached	10,284	11.4%	11,000	10.1%	716	7.0%	4.1%
Multi-family (3+ units)	52,373	57.9%	68,600	63.5%	16,227	31.0%	92.3%
<i>Apartment</i>			44,845				
<i>Condominium</i>			23,755				
Other	101	0.1%	100	0.1%	-1		
Total Housing Units	90,426	100.0%	108,000	100.0%	17,574	19.4%	

* Figures may not sum due to rounding

Source: U.S. Census Bureau, 2000 Census Population and Housing and Arlington Planning Division January 2013 Estimates

4-B Summary of Net New Residential Construction

Time Period	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	4,958	514	5,472
1960 - 1969	1,263	3,613	4,876
1970 - 1979	378	2,167	2,545
1980 - 1989	8,524	2,014	10,538
1990 - 1999	6,179	684	6,863
2000 - 2009	7,773	3,835	11,608
2010 - January 1, 2013	644	483	1,127
Total Net New Units	29,719	13,310	43,029
Under Construction (as of January 1, 2013)	1,189	1	1,190

Source: Arlington County CPHD

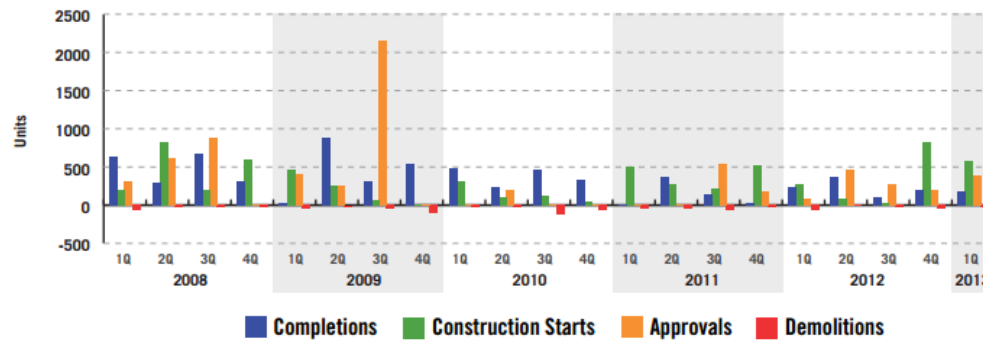
4-C Housing Unit Estimate and Forecasts by Metro Station Area

Metro Station Area	2000	2010	2020	2030	2040
Rosslyn	6,212	7,260	9,000	10,100	10,200
Court House	6,048	7,307	8,700	8,800	8,900
Clarendon	680	2,754	3,400	4,100	4,500
Virginia Square	1,435	3,659	4,300	4,700	4,800
Ballston	6,744	7,689	9,100	9,200	9,200
Pentagon City	3,433	5,127	7,800	8,000	8,600
Crystal City	5,427	7,924	9,900	10,100	11,400
Arlington	90,842	105,404	121,200	131,000	138,900

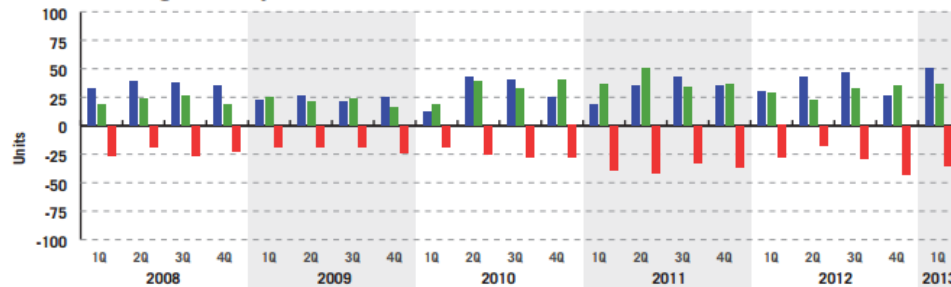
Source: U.S. Census Bureau 2000 Census, 2010 Census and Round 8.2 Cooperative Forecasts (Preliminary submittal to MWC0G)

4-D Residential Quarterly Development Trends 2008-2013

Residential (Total)



Residential (Single Family Homes)



4-E Average Assessed Value (2013) - \$524,700

Single-Family Detached House	\$702,472
Single-Family Attached House, Townhouse	\$635,912
Condominium Townhouse	\$530,129
Condos	\$335,636
Cooperatives	\$143,485
Percentage change in average assessment (2012-2013)	+1%

2013 Tax Base

Commercial	49.1%
Residential	50.9%

Source: Arlington County Department of Real Estate Assessments

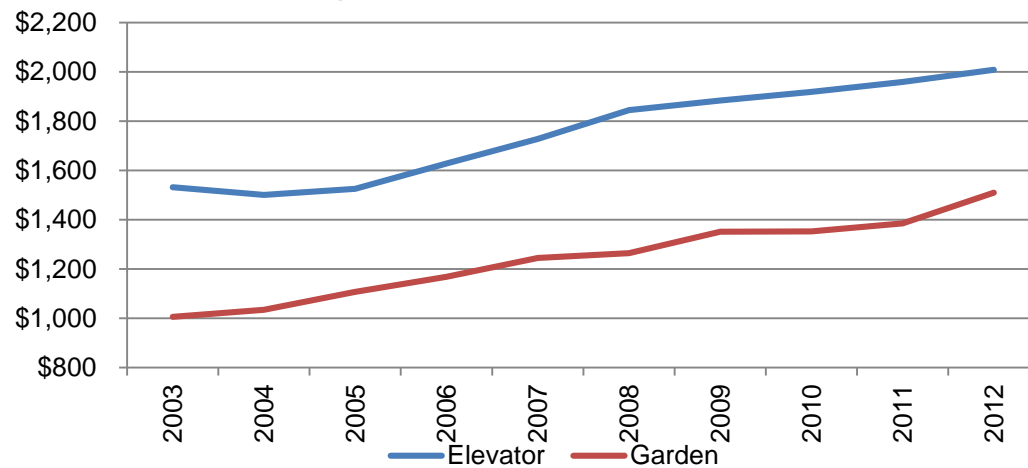
4-F Average Rent (2012) - \$1,999 per month

Apartment Type	Elevator	Garden	Average Rent
Efficiency	\$1,448	\$1,212	\$1,422
One Bedroom	\$1,834	\$1,363	\$1,716
Two Bedroom	\$2,448	\$1,677	\$2,213
Three Bedroom	\$3,003	\$2,252	\$2,782
Percentage change in average rent (2012-2013)			6.4%
Rental vacancy rate			1.1%

Historical Average Rents

Year	Elevator	Garden	All Units
2002	\$1,452	\$1,003	\$1,284
2003	\$1,531	\$1,005	\$1,358
2004	\$1,500	\$1,034	\$1,311
2005	\$1,525	\$1,107	\$1,432
2006	\$1,628	\$1,168	\$1,480
2007	\$1,727	\$1,245	\$1,576
2008	\$1,844	\$1,264	\$1,648
2009	\$1,883	\$1,351	\$1,711
2010	\$1,918	\$1,352	\$1,742
2011	\$1,959	\$1,385	\$1,768
2012	\$2,008	\$1,510	\$1,882

Average Apartment Rents 2003-2012



Source: Arlington County Housing Division Rent and Vacancy Survey

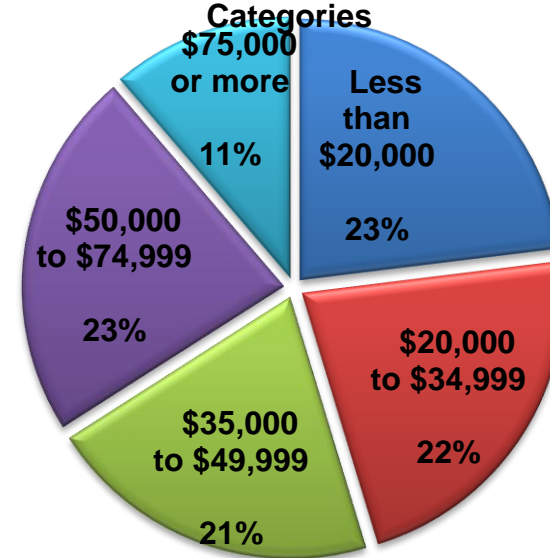
4-G Rent Burden

Households paying more than 30% of their income on housing costs are designated as rent burdened.

Occupied units paying rent	47800
Number of Rent Burdened Households	18366
Percentage of Renter Households that are Rent Burdened	38.4%
Rent Burdened Households by Income Category	
Less than \$20,000	4243
\$20,000 to \$34,999	4095
\$35,000 to \$49,999	3799
\$50,000 to \$74,999	4194
\$75,000 or more	2072
Zero or negative income	691

Source: US Census Bureau, ACS 2007-2011 5-year estimate, S2503 and DP04

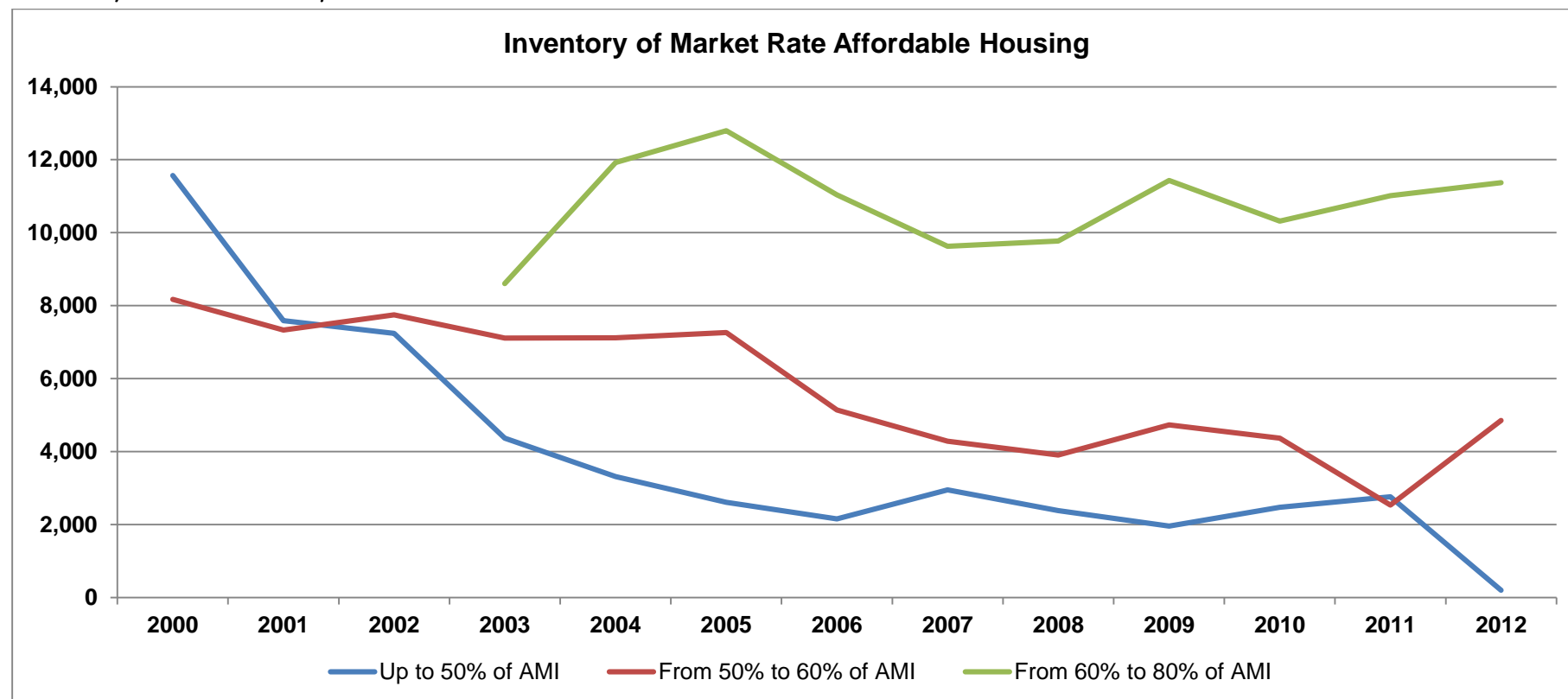
Rent Burdened Households by Income Categories



4-H Market Affordable Rental Units (MARKS)

Affordable at % of Median Income	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Up to 50%	11,571	7,591	7,241	4,367	3,312	2,611	2,158	2,947	2,380	1,955	2,471	2,761	199
50% to 60%	8,169	7,333	7,748	7,108	7,116	7,264	5,144	4,281	3,903	4,730	4,369	2,537	4,851
60% to 80%	8,231	*	*	8,601	11,920	12,797	11,035	9,628	9,768	11,429	10,317	11,017	11,374
Total Market Units									34,914	35,913	36,512	37,665	38,345

4-I History of MARKS Inventory from 2000 to 2012



4-J Loss of MARKS Due to Condominium Conversion January 2000 – March 2011

Year	Property Name (Previous rental / new condo)	Address	Units
2004	Shirlington Overlook/ <i>West Villages at Shirlington</i>	4155 S. Four Mile Run	531
	The Brittany	4500 S. Four Mile Run	408
	Broyhilton / <i>Dominion Terrace (converted into all affordable condos)</i>	4637 N. 20 th Road	58
2005	1020 N. Quincy	1020 North Quincy Street	202
2007	Stuart North Arms	1127 N. Stuart St.	5
	Fairfax North Arms	1735 N. Fairfax Drive	14
MARKs converted to condos			1218

4-K Loss of MARKS Due to Redevelopment with CAFs Created

Year	Property Name (Previous name / current name)	Address	MARKs -	CAFs +
2000	Twin Oak Terrace / <i>The Gallery</i>	1800 N. Oak Street	55	38
	Arna Valley / <i>Avalon at Arlington Square, Arna Valley View</i>	2300 S. 25 th Street	696	165
	Fort Myer Heights / <i>Meridian III</i>	1415 N 15 th Street	34	17
2002	(Previously unnamed building) / <i>Liberty Center</i>	4020 N. 9 th Street	10	6
	(Previously unnamed building) / <i>Rosslyn Center</i>	1611 Clarendon Blvd	14	-
2003	Colonial Terrace / <i>Terrace Lofts</i>	1633 Colonial Terrace	32	-
2004	Oakridge / <i>Troy Street</i> † (\$1,423,000 contribution to AHIF)	2003 N. 13 th Street	49	-
	Linda's Apartments	4604 Wilson Blvd.	14	-
	1609 N. Queen	1609 N. Queen	18	-
2005	Hilltop House, Marlaine, Marlaine South /	1200 N. Queen Street	50	-
	<i>The Scene Condo-minium</i> (became rental – Gables Residential)	1225 N. Pierce Street	69	-
		1201 N. Pierce Street	23	-
	Parkland Gardens	2103 N. Glebe Road	149	-
2007	Buckingham Villages I, II, III / <i>The Madison, Buckingham Village III</i>	4319 N. Pershing Drive	456	300
	Rhodes Hill Square	1410, 1500 N. Rhodes St.	50	-
2008	Ballston Place Apts. / <i>Thomas Place</i>	461 N. Thomas St.	26	-
2009	Birchwood Apts. / <i>New Birchwood Apts.</i>	525 N Pollard Street	88	-
	Rosslyn Commons*	1512 Clarendon Blvd.	84	55
2010	Ballston Place II	470-480 N. Thomas Street	31	-
Total MARKs removed			1948	
Total CAFs created				581
Net loss of affordable units (MARKs removed-CAFs created)			1,367	

*The total number of affordable bedrooms (94) of the MARKs at Rosslyn Commons were maintained, although the number of units dropped to 55.

4-L MARKs Preserved as Committed Affordable Units (CAFs)

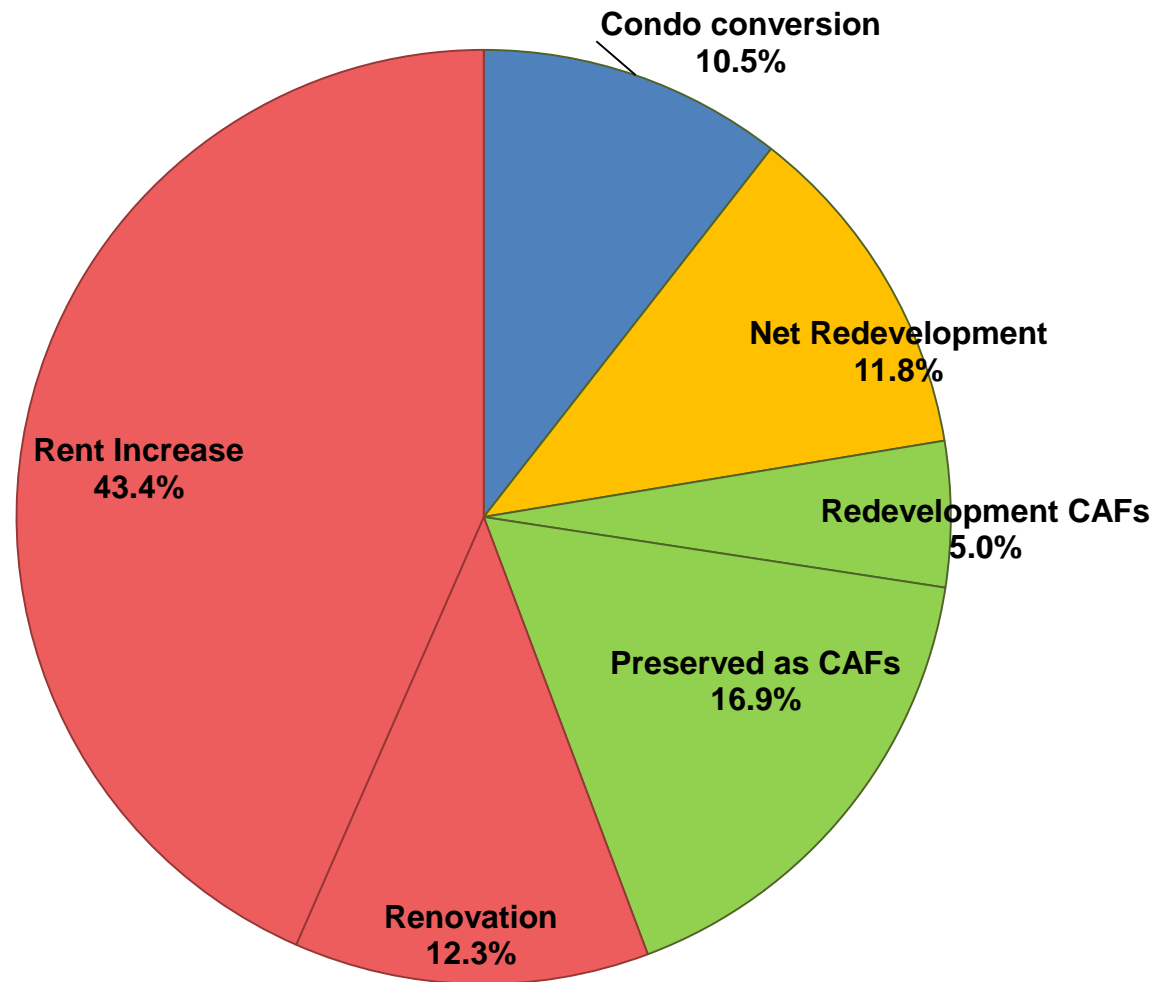
Year	Property Name	Address	CAF Units
2000	The Barkalow		14
	Lorcom Arms		40
	Patrick Henry		110
2001	The Berkeley		138
	Quebec Apartments		129
2002	Cameron Commons		11
2003	Cameron Commons II		5
	Columbia Grove		210
	Gates of Ballston		348
	Monterey		109
2006	Courthouse Crossings		112
	Fort Myer Apartments		22
2007	Buckingham Village 3		140
	Westover Apartments		152
2008	Garfield Gardens		9
2010	Buchanan Gardens		111
2011	Marbella Apartments (additional CAF units)		14
	Howard Manor		76
2012	Arbor Heights (prev. Magnolia Commons)		198
			1,948

4-M Loss of MARKs Due to Substantial Renovation

Year	Property Name	Address	Units
2000	Wildwood Park	5550 Columbia Pike	397
2007	Chesterfield	5055 S. Chesterfield Rd.	100
2008	Stratford Towers	955 S. Columbus St. and 4990 S.	227
	Taylor Place	4301 Columbia Pike	218
2010	Windsor Towers	5535 Columbia Pike	280
	1020 N. Quincy Apts.	1020 N. Quincy	197
Total MARKs removed			1,419

4-N Loss of Marks 2000-2011 by Identified Cause

Condo Conversion	1,218
Redevelopment Demolition	1,367
Substantial Renovation	1,419
Converted to CAF	1,948
CAFs resulting from Redevelopment	581
Rent Increase	5,014
Total	11,547

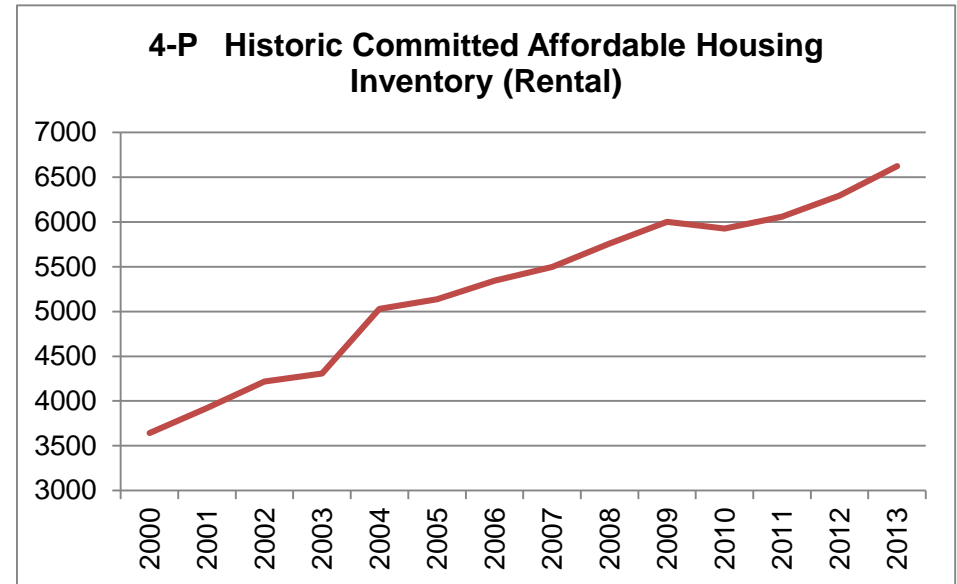


Source: Arlington County Housing Division

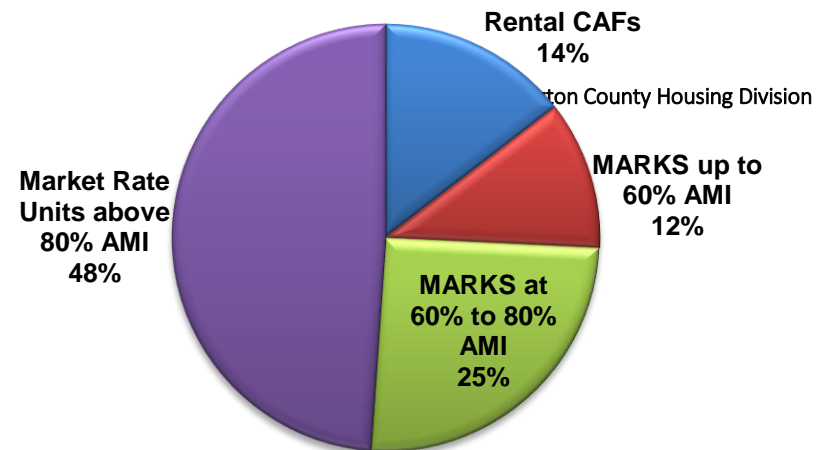
4-O Committed Affordable Rental Unit (CAF) Production

FY	CAFs Added	CAF Expirations	Net CAF Count	Cummulative CAF Count
Prior to 2000			3,641	3,641
2000	329	50	279	3,920
2001	332	36	296	4,216
2002	113	22	91	4,307
2003	723	0	723	5,030
2004	108	0	108	5,138
2005	239	34	205	5,343
2006	239	83	156	5,499
2007	444	186	258	5,757
2008	247	3	244	6,001
2009	36	110	-74	5,927
2010	132	0	132	6,059
2011	295	61	234	6,293
2012	292	0	292	6,585
2013	37	0	37	6,622
Total			6,622	

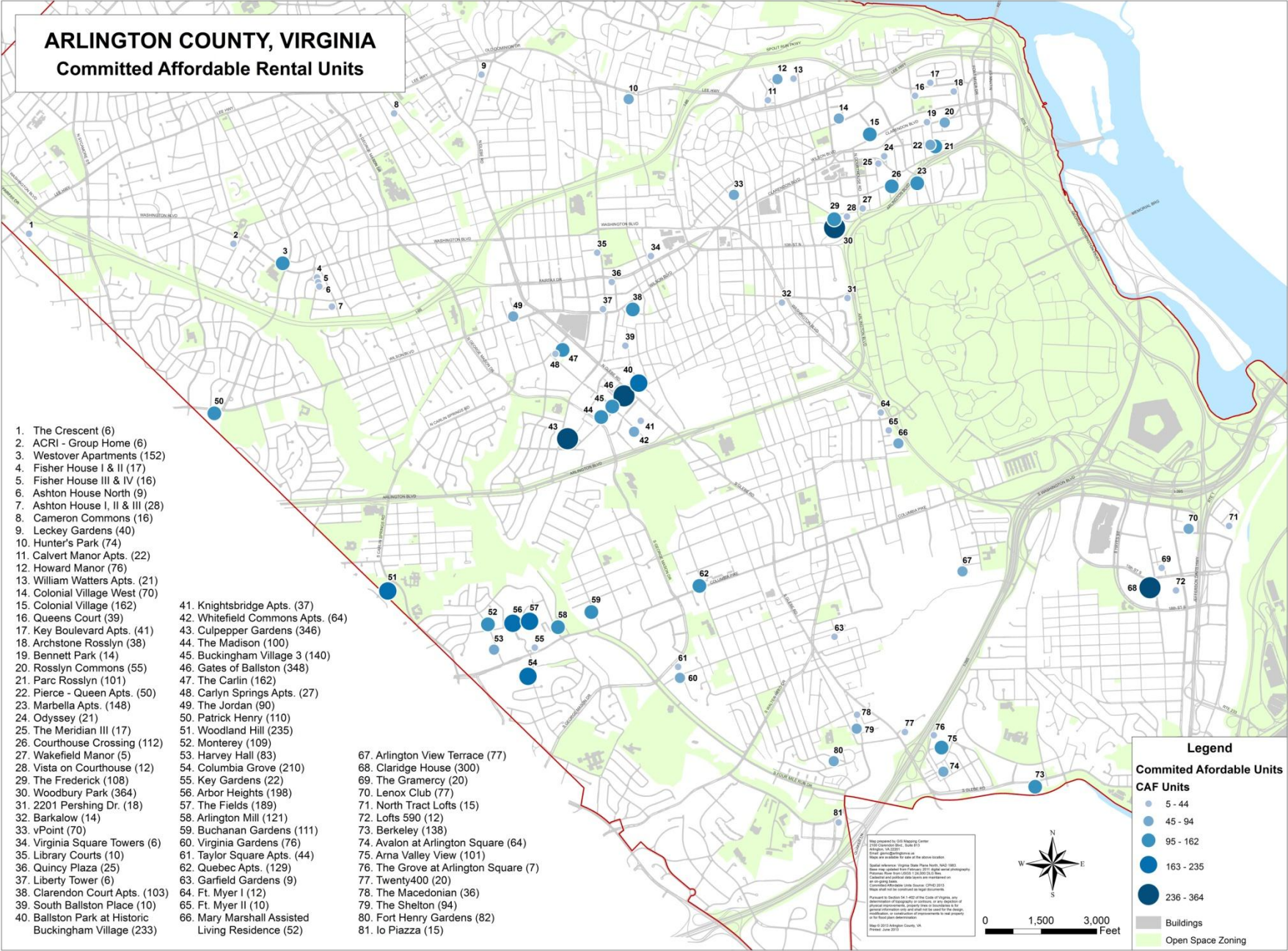
Source: Arlington County Housing Division



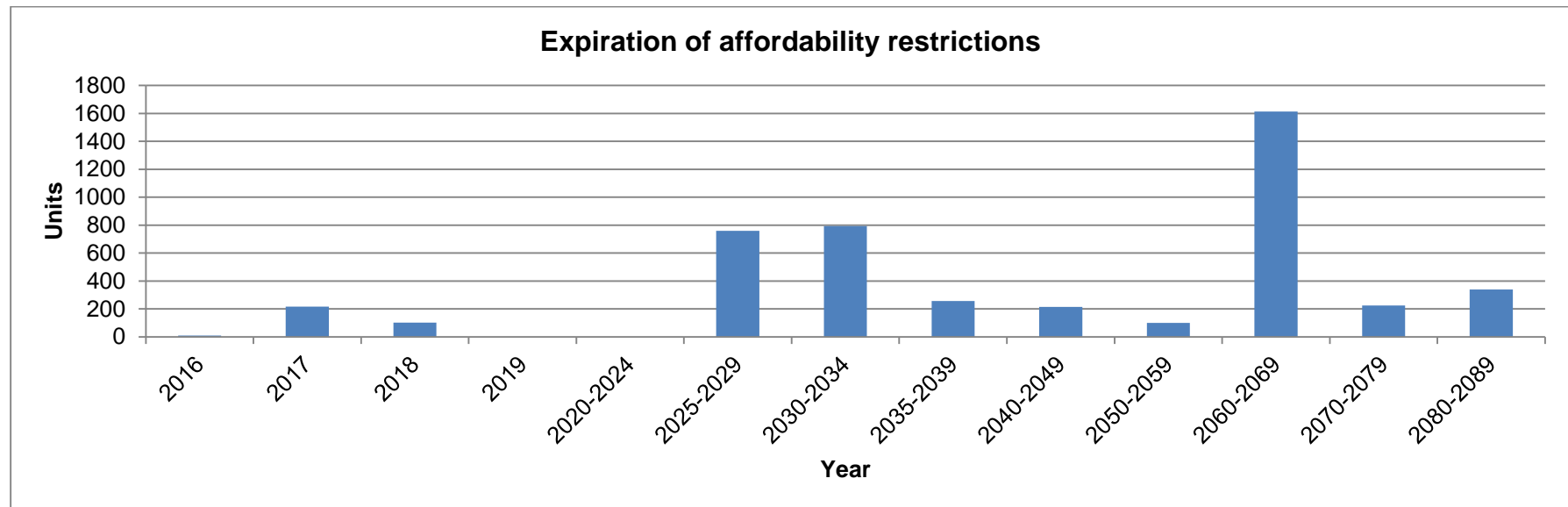
4-Q 2012 Breakdown of Rental Housing (Apartments)



4-R Distribution of Affordable Housing Units in Committed Affordable Housing



4-S Affordability commitments and expirations

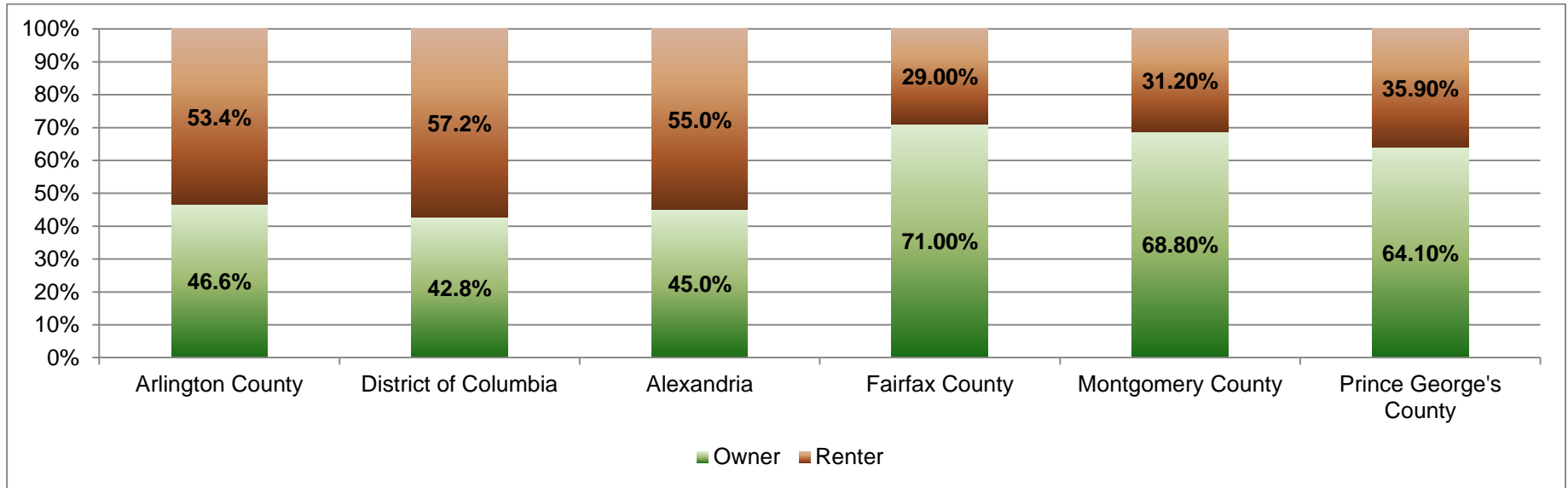


4-T Affordable housing units with expiration of affordability requirements before 2020

Name	Address	Owner	Affordable Units	Expiration of Affordability Restrictions
South Ballston Place	522 N Piedmont Street	Papadopolous	10	2016
Fields of Arlington	5100 S. 8th Street	Kettler	189	2017
Library Courts	1040 N. Quincy St	RESI	10	2017
Meridian III	1401 N. Taft	Paradigm	17	2017
Clarendon Court Apts	3825 7th Street N	Whetstone	103	2018

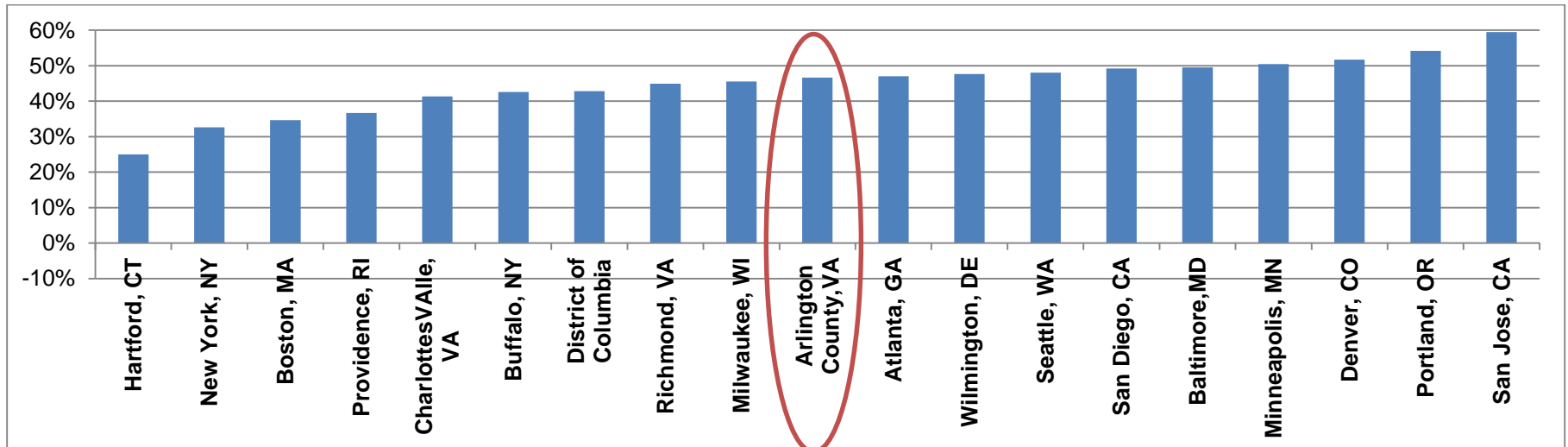
5. HOUSING TENURE

5-A Homeownership and Renter Rates for Arlington County and Neighboring Jurisdictions



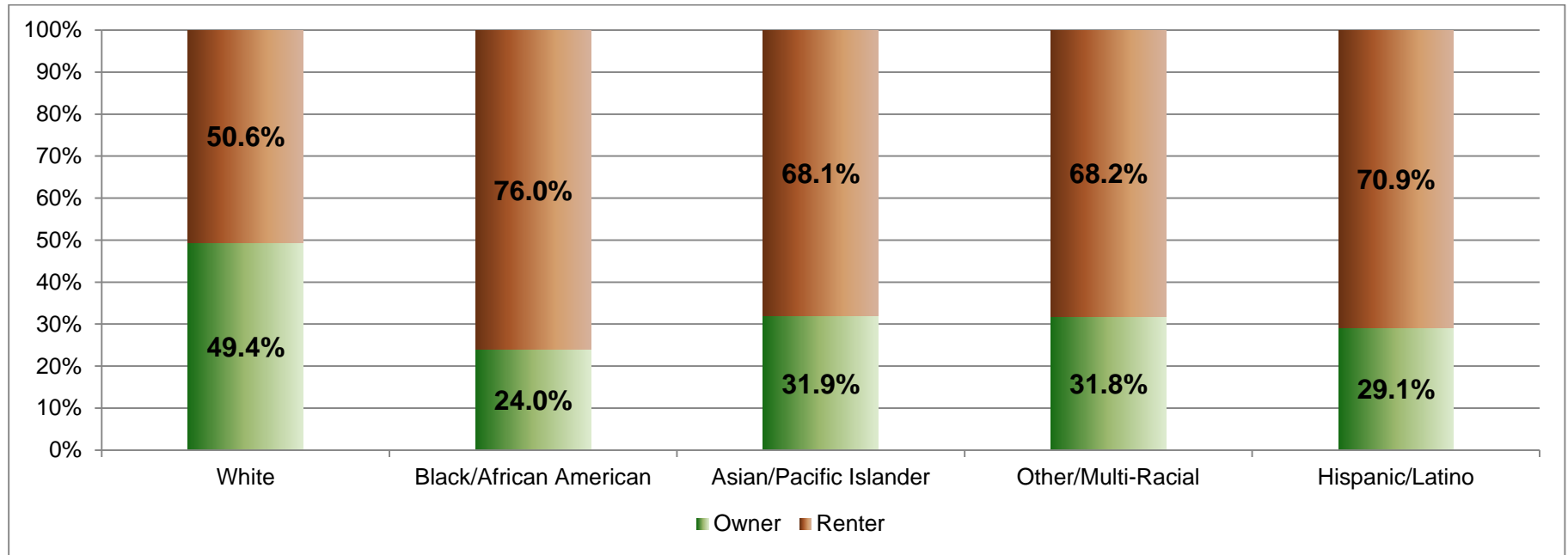
Source: US Census Bureau, ACS 2007-20011 5-year estimate, DP04

5-B Homeownership Rates for Arlington County and Other Communities Nationally



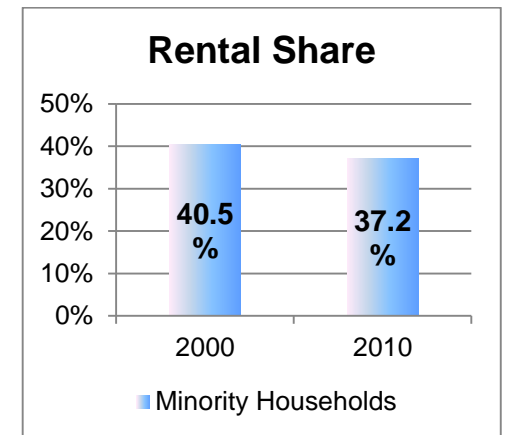
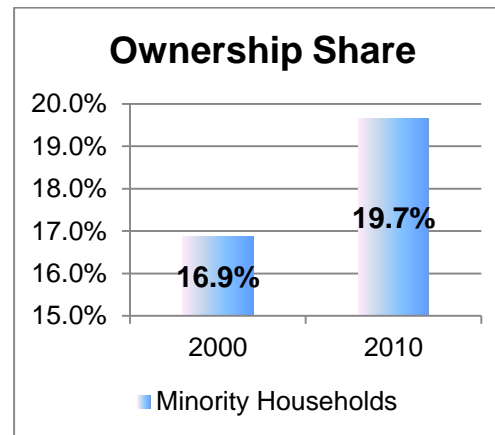
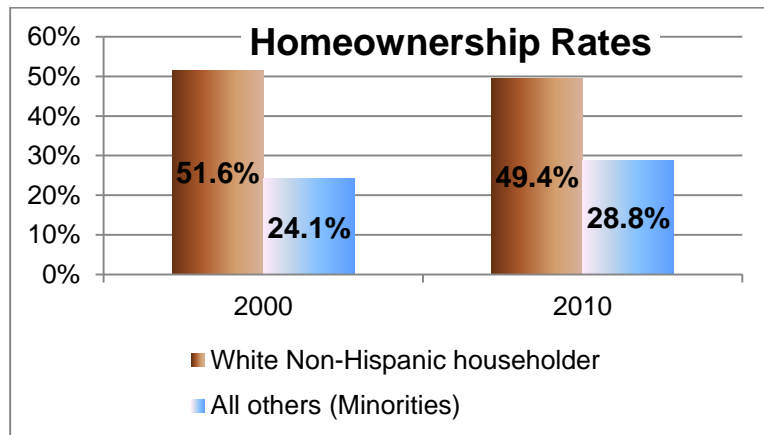
Source: US Census Bureau, ACS 2007-20011 5-year estimate, DP04

5-C Homeownership and Renter Rates; Race and Hispanic/Latino Origin



US Census 2010 Census Summary File 1, QT-H1

5-D Minority Homeownership Rates and Share



US Census 2000 summary file 1, H004 and H013 and 2010 summary file 1 H3, H4, H5

6. HOUSING MARKET

6-A Supply of "For Sale" Housing

On June 10, 2013 a total of 448 homes were listed for sale in Arlington County on Redfin.com. Of these only 105 or 23.4% of the for sale inventory were listed at or below the \$362,790 price limit for Arlington County's Moderate Income Purchase Assistance Program (MIPAP). The majority of housing stock available was in condominiums or cooperatives which have additional monthly fees that have an impact on overall housing affordability. Only two single family homes fell into this price range and only one three-bedroom unit.

All Housing For Sale		June 10, 2013
Bedrooms	Property Type	Inventory
0	Condo/Coop	10
	Townhouse	2
1	Condo/Coop	87
	Single Family Residential	3
	Townhouse	2
2	Condo/Coop	95
	Single Family Residential	6
	Townhouse	15
3	Condo/Coop	13
	Single Family Residential	48
	Townhouse	29
4+	Condo/Coop	2
	Single Family Residential	128
	Townhouse	7
	Multi-Family (2-4 Unit)	1
Total		448

Source: Redfin

MIPAP Qualifying (Under \$362,790)		June 10, 2013
Bedrooms	Property Type	Inventory
0	Condo/Coop	9
1	Condo/Coop	57
	Single Family Residential	1
	Townhouse	2
2	Condo/Coop	31
	Single Family Residential	1
	Townhouse	3
3	Townhouse	1
Total		105

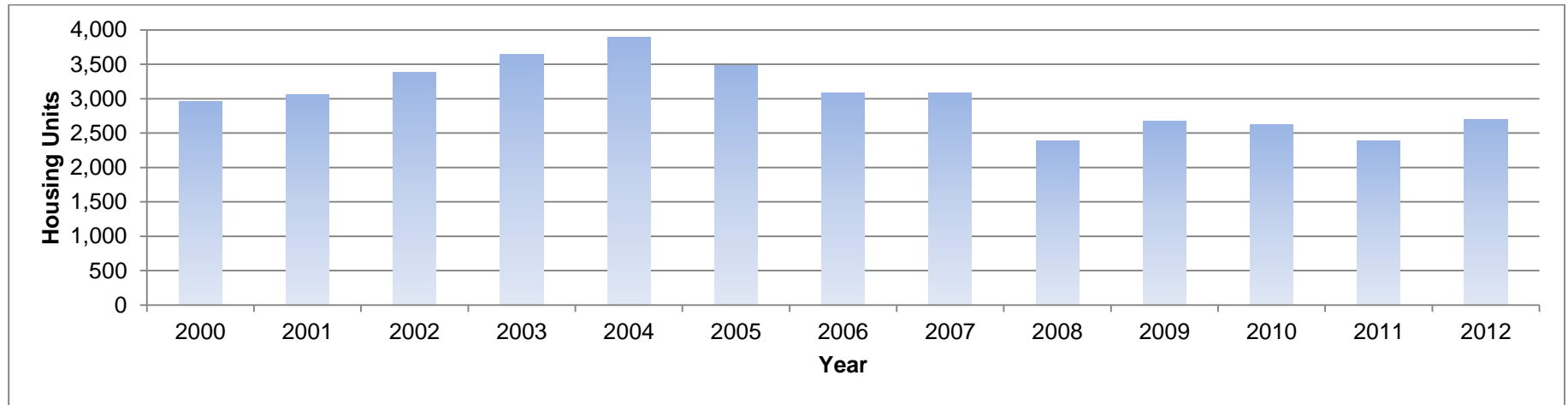
Source: Redfin

6-B Median Home Sale Prices

Housing Type	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12
Condos	\$374,900	\$388,000	\$367,000	\$368,000	\$372,000	\$372,000
Single-Family	\$667,000	\$715,000	\$670,000	\$680,000	\$695,000	\$690,000

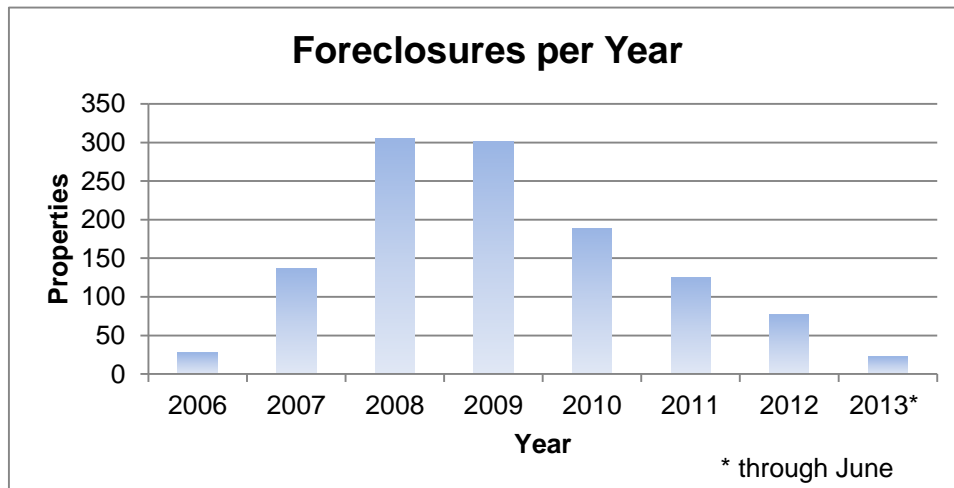
Source: Arlington County Department of Real Estate Assessments

6-C Historical Sales per Year of For-Sale Housing Stock



Source: Northern Virginia Association of Realtors

6-D Foreclosures



Year	Number of Foreclosures
2006	28
2007	137
2008	305
2009	301
2010	189
2011	125
2012	77
2013 (through June 2013)	23

Source: Arlington County Department of Real Estate Assessments

7. HOUSING SERVICES

7-A Housing Grants

Arlington County's Housing Grant program provides rental assistance to low income households so that they can afford to live in Arlington. Recipients are Arlington residents who meet program income requirements within three categories; working families with minor children; people with disabilities; or residents age 65 or older. Households receiving grants pay approximately 40% of their income toward rent. The program is 100% locally funded. The average monthly subsidy is \$561 dollars. Approximately 80% (960 households) live in committed affordable units.

Household Participation – March 2013

Category	Number	Percent
Working Families	342	29%
People with Disabilities	433	36%
Age 62+	425	35%
Total	1,200	100%

Average Annual Income by Category

Category	Annual Income
Working Families	\$25,702
People with Disabilities	\$13,176
Age 62+	\$14,260

Race/Ethnicity

Hispanic	45%
Black	30%
White	20%
Asian	5%

Households Asset Levels

Asset Level	Working Families	People w/ Disabilities	Age 62+	Total by Level
\$0 - \$5,000	319 (93%)	413 (95%)	381 (90%)	1,113 (93%)
\$5,000 - \$10,000	17 (6%)	9 (2%)	22 (5%)	48 (4%)
\$10,000 - \$20,000	5 (1%)	7 (2%)	10 (2%)	22 (2%)
\$20,000 - \$35,000 (max)	1 (0%)	4 (1%)	12 (3%)	17 (1%)

Length of Time Housing Grants Recipients Receive Benefits

Length of Time in Program	Number of Households (%)
Less than 1 Year	348 (29%)
1 Year	223 (19%)
2 Years	151 (13%)
3 Years	142 (12%)
4 Years	94 (7%)
5 Years or more	242 (20%)

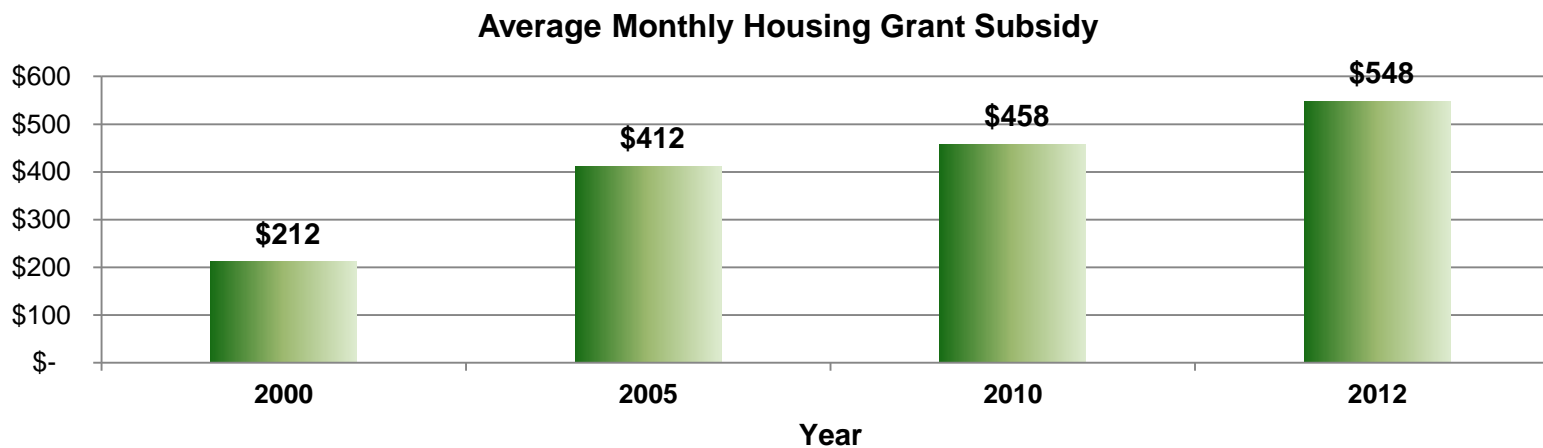
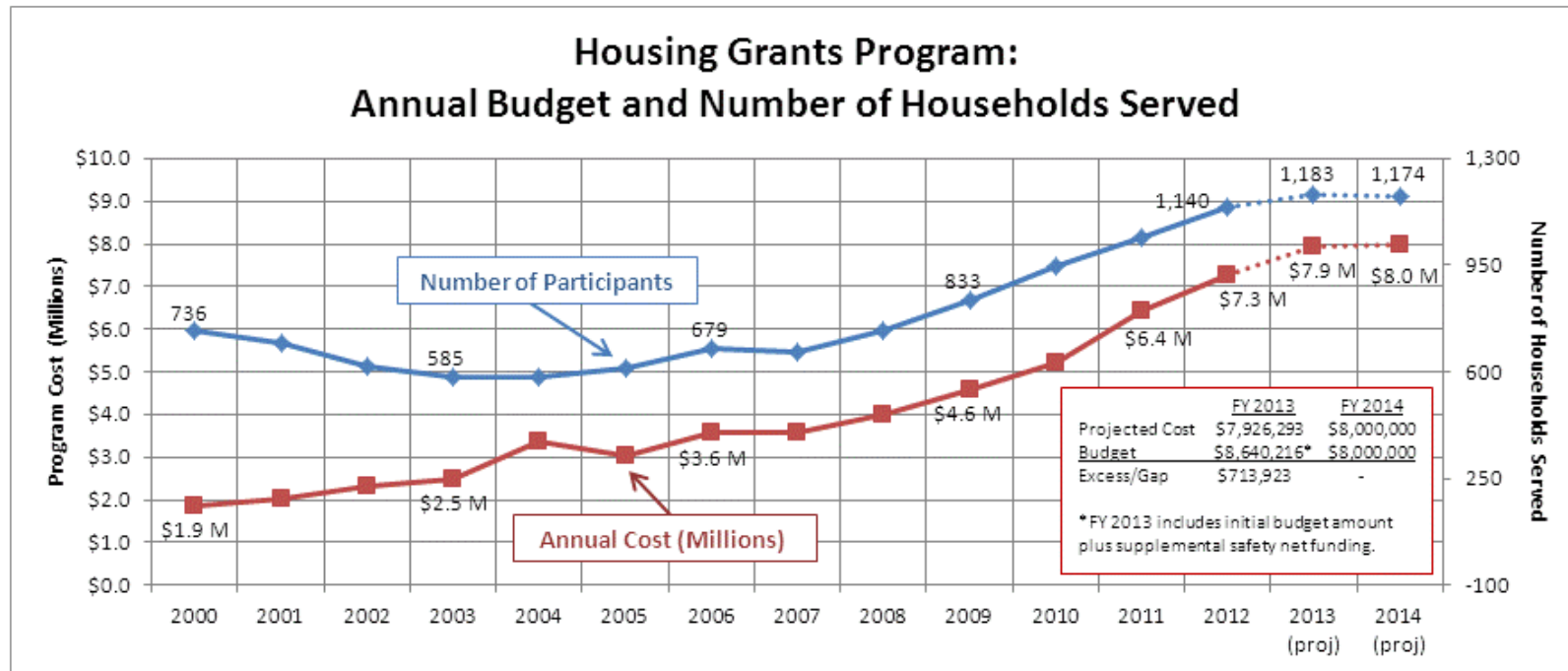
In program 2 years or less:

- 571 (48%) of 1,200 total participating households

In program 5 years or more:

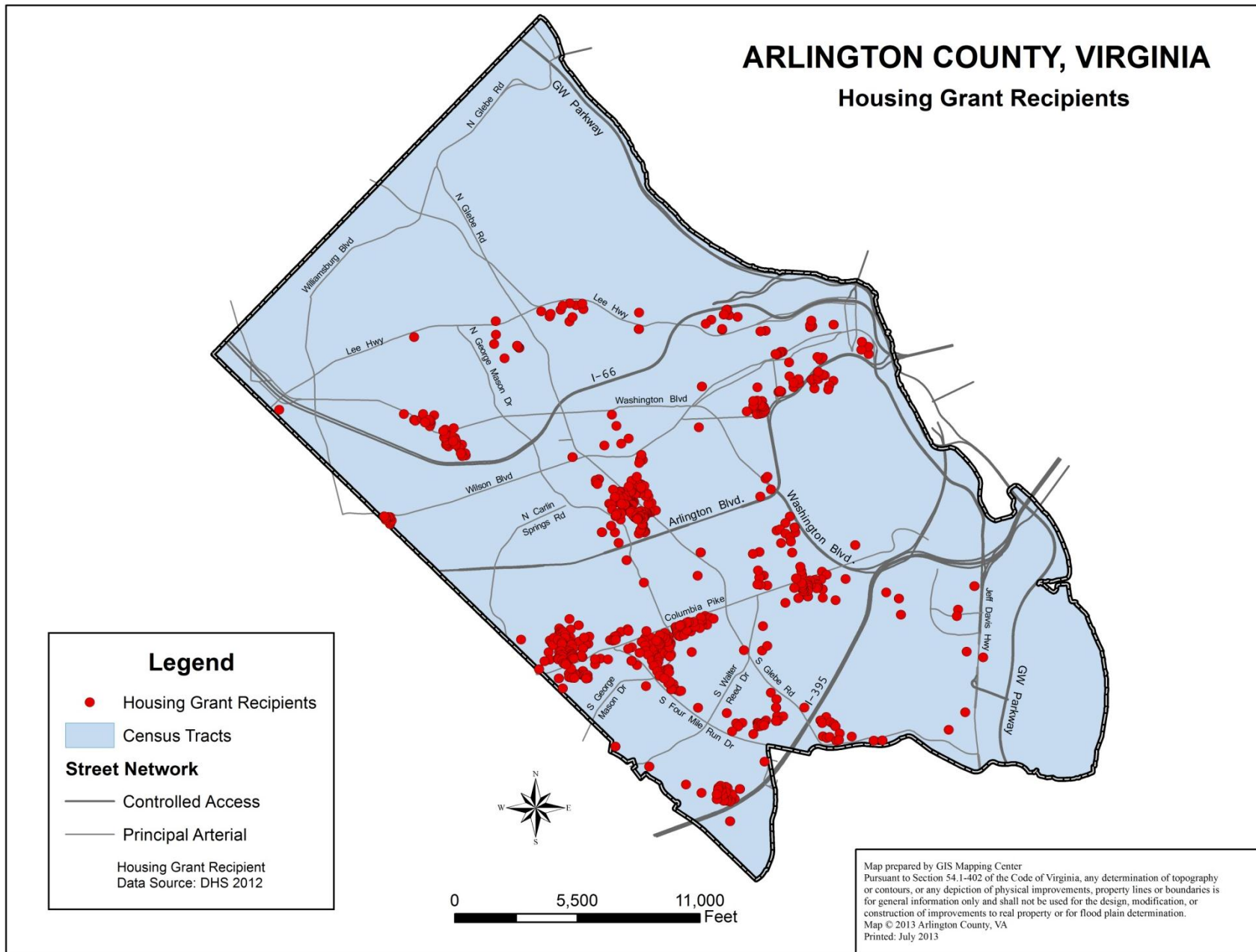
- 242 (20%) of 1,200 total participating households
 - 20 Working families
 - 96 People w/ disabilities
 - 126 People age 62+

Source: Arlington Department of Human Services



Source: Arlington Department of Human Services

7-B Geographic distribution of Housing Grants Recipients



7-C Housing Choice Vouchers (Section 8)

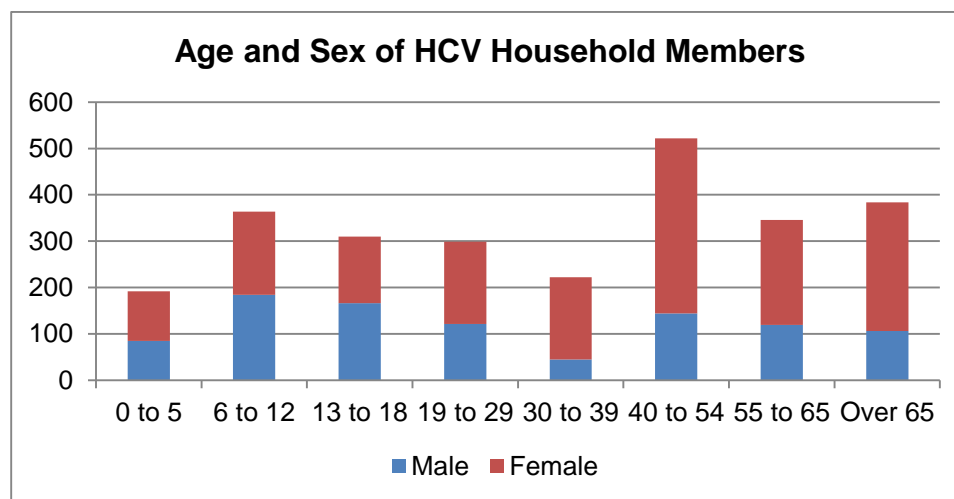
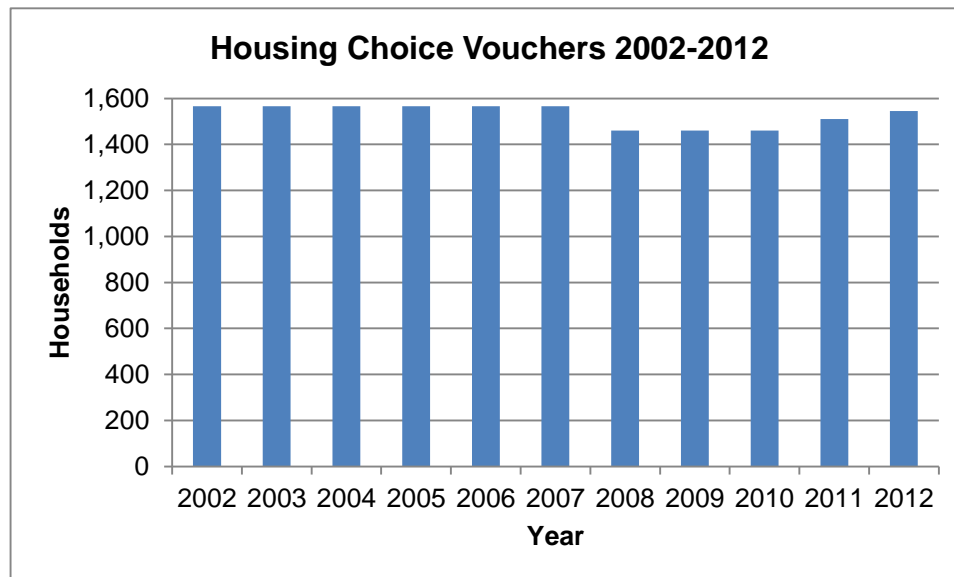
The Housing Choice Voucher program is a federal program under the Department of Housing and Urban Development (HUD) that is administered locally by Arlington County. The program provides rental assistance to low income paid directly to landlords.

Households Served	1,271
Persons Served	2,639
Average Family Size	2.08 Persons
Average Household Income	\$17,506

Average Housing Assistance Payment by Housing size

Apartment Type	Housing Assistance Payment	Contract Rent
Efficiency/ Studio	\$667	\$970
1 Bedroom	\$884	\$1,151
2 Bedroom	\$975	\$1,340
3 Bedroom	\$1,059	\$1,563
4 Bedroom	\$1,243	\$1,811
5 Bedroom	\$2,350	\$2,350

Length of Time in Program	Households	(%)
1 Year or Less	106	8.3%
2 Years	60	4.7%
3 Years	45	3.5%
4 Years	100	7.9%
5 Years	66	5.2%
6 to 10 Years	443	34.9%
11 to 20 Years	357	28.1%
Over 20 Years	94	7.4%



Source: Arlington Department of Human Services

8. HOMELESSNESS and VULNERABLE POPULATIONS

8-A Homeless Population (Point-in-Time Counts)

Category	2009	2010	2011	2012	2013	% Change 2012-2013	% Change 2009-2013
Unsheltered Households without Children	207	223	137	131	146	11.5%	-29.5%
Sheltered Households without Children	115	124	131	132	120	-9.1%	4.3%
Sheltered Households with Adults & Children	189	184	193	188	211	13.3%	12.7%
Households with Children Only	0	0	0	0	2	-	-
Total	511	531	461	451	479	6.2%	-6.3%

Source: MWCOG Homelessness in Washington Metropolitan, 2013 and Arlington County 10 Year Plan to End Homelessness 2012 Annual Report

8-B Homeless Subpopulations 2013

	Category	Households without Children	Households with Adults & Children	Households with Children ONLY	TOTAL
Group A	Chronic Substance Abuser (CSA)	89	1	0	90
	Severe Mental Illness (SMI)	44	1	0	45
	Dually Diagnosed (CSA & SMI)	25	0	0	25
	TOTALS	158	2	0	160
Group B	U.S. Veterans	13	1	0	14
	Living With HIV/AIDS	6	0	0	6
	Domestic Violence Victim	21	71	0	92
	Domestic Violence Episode	7	48	0	56
	Physical Disability	26	0	0	26
	Chronic Health Problem	39	13	0	52
	Limited English	47	17	0	64
	Foster Care	7	2	0	9
Former Institution	38	1	0	39	

Source: Arlington County 10 Year Plan to End Homelessness Homeless Enumeration Report 2013

8-C Shelter Programs: Number of People in Shelters and Length of Stay

	FY 2011	FY 2012	Change
Number of people served at all shelters (unduplicated) (RPC, EWS, Freddie Mac Foundation Family Home, Sullivan House)	666	708	6% increase
Median length of stay in shelter before leaving (RPC, Sullivan House, Freddie Mac Foundation Family Home) <i>Excludes EWS users and people who stayed less than 7 days at the RPC.</i>	5.4 months for families	3.9 months for families	28% decrease
	3.0 months for individuals	2.9 months for individuals	-
Shelter Recidivism (people who leave shelter and return to shelter)	<ul style="list-style-type: none"> • 184 people left shelters for permanent housing in FY 2011 and FY 2012 • 13 people (7%) returned to shelters in that period 		

Arlington County 10 Year Plan to End Homelessness 2012 Annual Report

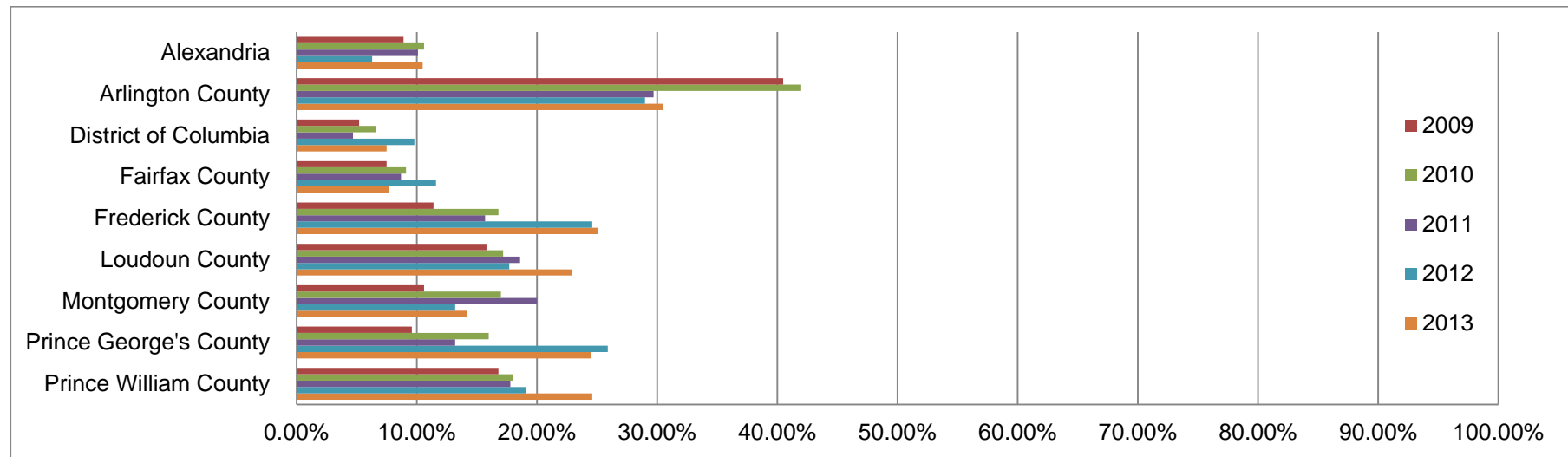
8-D Number of Households Served: All Programs

Program	FY 2011	FY 2012	Change
Drop-in Services and Outreach and Engagement Services (A-SPAN)	1,286	835	⁽²⁾ see note
Emergency Winter Shelter (A-SPAN)	385	407	6% increase
Domestic Violence Program Safehouse (Doorways for Women and Families)	20	36	80% increase
Residential Program Center (Volunteers of America-Chesapeake)	170	170	-
Family Shelters: <ul style="list-style-type: none"> • Freddie Mac Foundation Family Home (Doorways for Women and Families) • Sullivan House Family Shelter (Arlington-Alexandria Coalition for the Homeless) 	56	63	13% increase
Transitional Housing Programs	72	69	4% decrease
Eviction Prevention Funds (AMEN)	607	659	9% increase
Homeless Prevention and Rapid Re-housing	179	198	10% increase
Permanent Supportive Housing	110	124	14% increase

⁽²⁾ Cases of individuals no longer receiving services were purged after 2011.

Arlington County 10 Year Plan to End Homelessness 2012 Annual Report

8-E Percentage of Unsheltered Individuals in Households without Children to Total Literally Homeless by Jurisdiction, 2009-2013



Source: MWCOG homelessness in Metropolitan Washington, 2013

8-F Homeless Student Population

Category	Number of Children Counted				
	2010	2011	2012	2013	% Change from 2012 to 2013
School Grade Level					
Elementary School	60	81	93	83	-11%
APS preschool program	9	12	12	12	0%
Middle School	43	36	50	42	-16%
High School	73	47	62	49	-21%
TOTALS	185	176	217	186	-14%

Source: Arlington County 10 Year Plan to End Homelessness Homeless Enumeration Report 2013

8-G Formerly Homeless in Permanent Supportive Housing

Category	2010	2011	2012	2013	% Change 2012 to 2013
Households without Children	68	77	82	116	+41%
Households with Adults & Children	5	13	10	13	+3%
Households with ONLY Children	0	0	0	0	0%
Total Number of Persons Counted	73	90	92	129	+40%

Source: Arlington County 10 Year Plan to End Homelessness Homeless Enumeration Report 2013

8-H Permanent Supportive Housing Unit Inventory, February 1, 2013

Supportive Housing Sponsor	# Units
AHC, Inc.	56
Arlington Partnership for Affordable Housing (APAH) (rental assistance)	24
Wesley Housing Development Corporation (WHDC)	25
Paradigm	23
Kettler Management	8
Robert Pierre Johnson Housing Development Corporation	6
Bozutto	12
A-SPAN	24
Community Residences	7
Dittmar	6
New Hope Housing (rental assistance)	3
Equity Residential	5
Community Preservation Development Corp	4
Telesis	10
Volunteers of America (assisted living)	52
Milestones (rental assistance)	21
Total	286

Source: Arlington County Housing Division

8-I Supportive Housing Units under Development or Predevelopment, February 2013

Sponsor	Project	# Units
APAH	Arlington Mill Marbella	19
AHC, Inc.	Arbor Heights Harvey Shell	12
Telesis	Buckingham Village III, Parcel B	5
Wesley Housing	Pierce Queen	8
Community Preservation	Howard Manor	4
Total		48

Source: Arlington County Housing Division

8-J Group

Homes Arlington County supports 15 group homes with a capacity for 84 adults with intellectual disabilities.

8-K Housing Options for Elderly

Name	Independent Living	Assisted living	Nursing/rehabilitation
The Carlin	162		
Claridge House	300		
Culpepper Garden I, II & 3	267	73	
Elmwood House*	50		
Hunter's Park at Cherrydale	74		
Lockwood House*	99		
Woodland Hill	235		
The Jefferson	325	75	31
Emeritas at Arlington	30	130	
Sunrise at Bluemont Park	128	47	
Sunrise of Arlington		47	
Manor Care Health Services			196
Potomac Center - Genesis Eldercare			240
Mary Marshall Assisted Living Residence		52	
Cherrydale Health And Rehabilitation Center			240
Total Affordable/Market	1187/483	73/351	
Total	1670	424	707

Notes: Apartments names in **bold** are Committed Affordable Units (CAFs) serving households with incomes below 60% of median.

*Elmwood House (50 units) and Lockwood House (99 units) provide independent living to low income households. These units are located on the border between Arlington and Fairfax and are not part of Arlington's supply of CAF units. Occupants are Fairfax County residents. They vote and receive social services and recreational services from Fairfax. Because street access to the buildings is in Arlington, residents receive Police, Fire, trash collection, water and sewer services through Arlington.

9. JOBS AND HOUSING BALANCE

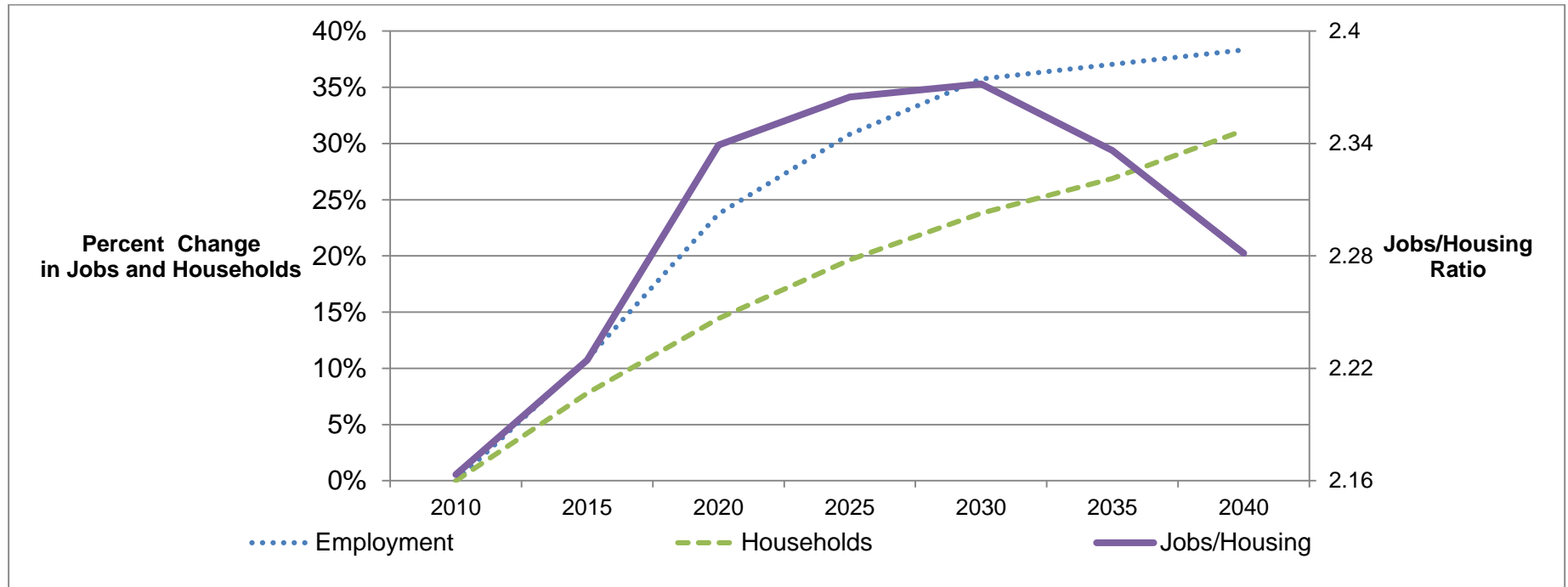
One factor that creates pressure (demand) in a housing market is the relationship between the number of jobs in a given place and the number of housing units available. The greater the ratio of jobs to housing, the greater the demand for housing.

9-A Jobs and Housing Balance 2004-2013

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Jobs	196,448	195,205	199,731	200,300	205,300	206,800	207,800	210,200	227,500	228,700
Housing	95,668	96,131	97,246	99,190	102,152	103,824	105,428	107,380	107,500	108,000
Jobs/ housing balance	2.05	2.03	2.05	2.02	2.01	1.99	1.97	1.96	2.12	2.12

Source: Arlington County Planning Division

9-B Jobs Housing Balance Forecast



Source: MWCOC Round 8.2 forecast, July 2013

Note: Households serves as a proxy for housing. The total housing available is equal to the number of Households plus the number of vacant housing units.

10. TRANSPORTATION

Distance Traveled to Primary Job (2011)

All Workers in Arlington	Monthly Income		
	Under \$1,250	\$1,251 to \$3,333	Over \$3,333
Less than 10 miles	51.3%	51.1%	43.5%
10 to 24 miles	28.6%	30.2%	35.3%
25 to 50 miles	6.6%	6.1%	10.8%
Greater than 50 miles	13.5%	12.6%	10.4%

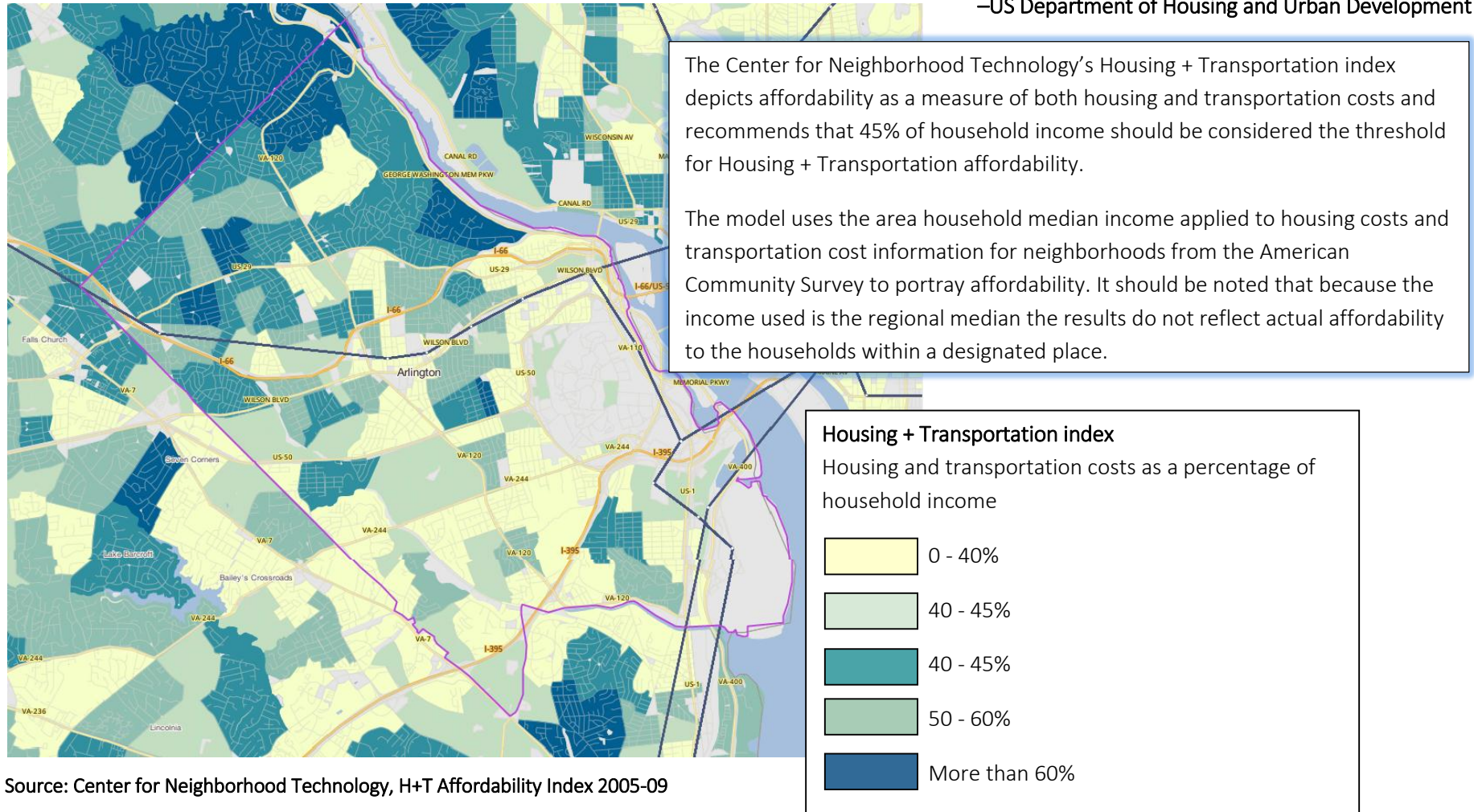
Arlington Residents	Monthly Income		
	Under \$1,250	\$1,251 to \$3,333	Over \$3,333
Less than 10 Miles	68.4%	72.3%	77.5%
10 to 24 Miles	16.7%	18.2%	17.8%
25 to 50 miles	3.1%	2.4%	1.8%
Over 50 Miles	11.7%	7.0%	3.0%

Source: U.S. Census Bureau. 2013. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. <http://onthemap.ces.census.gov/>

11. AFFORDABLE LIVING: HOUSING + TRANSPORTATION

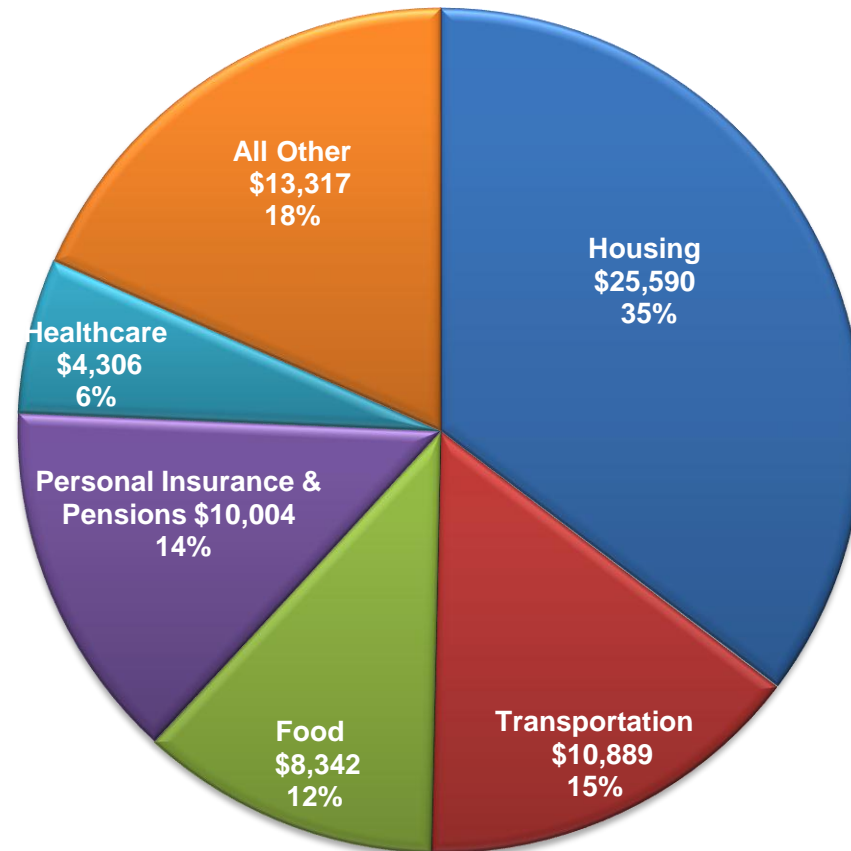
“A family’s ability to afford a house or apartment is most often measured by calculating the percentage of household income devoted to housing costs, the single biggest expense for most households. However, transportation costs are the second-biggest draw on households’ income, and housing and transportation costs combined claim about half of the average household’s budget. Because transportation costs aren’t easily discernible like monthly rent or mortgage payments, though, households may not fully account for those costs when making decisions about where to live and work.”ⁱⁱ

—US Department of Housing and Urban Development



Source: Center for Neighborhood Technology, H+T Affordability Index 2005-09

Washington, DC Area Average Annual Expenditures 2010-2011



Source: U.S. BLS, Consumer Expenditure Survey

ⁱ Sturtevant, Lisa A., Chapman, Jeanette. *Housing the Region's Future Workforce 2012-2013*, George Mason University, Center for Regional Analysis, Arlington, VA, December 2013

ⁱⁱ http://portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities/housing_transaffinitative